



Rizzetta & Company

# **Turnbull Creek Community Development District**

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## **Board of Supervisors' Meeting June 14, 2022**

**District Office:  
2806 N. Fifth Street, Unit 403  
St. Augustine, Florida 32084  
(904) 436-6270**

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Murabella Amenity Center  
101 Positano Avenue, St. Augustine FL 32092

<b>District Board of Supervisors</b>	Chris Delbene	Chairman
	Diana Jordan-Burks	Vice Chairman
	Chuck Labanowski	Assistant Secretary
	Jeremy Vencil	Assistant Secretary
	Brian Wing	Assistant Secretary
<b>District Manager</b>	Carol Brown	Rizzetta & Company
<b>District Counsel</b>	Jennifer Kilinski	KE Law Group
<b>District Engineer</b>	Steve Collins	JMT Engineering

**All Cellular phones and pagers must be turned off while in the meeting room.  
The District Agenda is comprised of five different sections:**

The **regular** meeting will begin promptly at **6:30 p.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The fourth section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (904) 436-6270 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs and provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (904) 436-6270, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office. Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
www.turnbullcreekcdd.com

**Board of Supervisors  
Turnbull Creek Community Development District**

**June 7, 2022**

## **AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on June 14, 2022 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer.....Tab 1
    - 1.) Acceptance of Stormwater Needs Analysis Report
    - 2.) Discussion of JMT Invoices
  - C. Amenity and Field Operation Managers.....Tab 2
    - 1.) Discussion Regarding Suspension of Amenity Privileges
    - 2.) Gift of Dance Renewal Request
  - D. Landscape Manager
    - 1.) Inspection Checklist.....Tab 3
  - E. District Manager
    - 1.) Consideration of Poolsure Temporary Surcharge.....Tab 4
    - 2.) Discussion Regarding District Website
    - 3.) Update on Establishing Virtual Meeting Options
- 4. BUSINESS ITEMS**
  - A. Discussion of Fiscal Year 2023 Proposed Lifeguard Service Fees
  - B. Update Regarding Pond Bank Repairs
    - 1.) Ratification of Settlement Agreement and Release by and Between the District, Boudreaux's Pro Grade LLC, and Johnson, Miriam & Thompson, Inc.....Tab 5
    - 2.) Ratification of Second Addendum Between Boudreaux's Pro Grad LLC and the District Regarding the Provision of Pond Bank Maintenance Services.....Tab 6
  - C. Discussion of Drainage Issues Regarding San Marino and Pescara
  - D. Discussion of Landscaping along Verona Way in San Marino
  - E. Discussion of Proposed Fiscal Year 2023 Budget.....Tab 7
  - F. *Consideration of Security Camera Proposals\**

## 5. BUSINESS ADMINISTRATION

### A. Approval of Consent Agenda:

- 1.) Consideration of Minutes of the Board of Supervisor's  
Special meeting held May 17, 2022.....Tab 8
- 2.) Consideration of Balance Sheet as of April 30, 2022  
and Statement of Revenues & Expenditures for the Period  
Ending April 30, 2022; Month-to-Month Income Statement;  
Assessment Receipt Schedule.....Tab 9
- 3.) Consideration of Check Register.....Tab 10

### B. Consideration of Resolution 2022-11, Designating a Registered Agent and Registered Office.....Tab 11

### C. Ratification of the following items:

- 1.) Resolution 2022-06, Appointing a District Manager.....Tab 12
- 2.) Resolution 2022-07, Election of Officers.....Tab 13
- 3.) Resolution 2022-08, Designating Offices of the District.....Tab 14
- 4.) Resolution 2022-09, Designating a Public Depository.....Tab 15
- 5.) Resolution 2022-10, Disbursement of Funds.....Tab 16
- 6.) Resolution 2022-12, Designating Bank Account Signatories.....Tab 17

## 3. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

## 4. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at 904-436-6270 ext. 4631.

Yours kindly,

*Carol L. Brown*

Carol L. Brown

\* *Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.*

## **Tab 1**

May 12, 2022

# Stormwater Needs Analysis Report

**Project #**

20-02086-002

**Submitted to:**

Turnbull Creek Community Development District





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## Purpose and Scope

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Florida Statutes, Section 403.9302 requires a 20-year needs analysis from the local governments providing stormwater services. This analysis will project forward 5 years and will be updated for each subsequent 5-year period. Because this planning document is forward-looking, it will necessarily include many assumptions about future actions. These assumptions are based on any available information coupled with best professional judgment.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in Statute 403.031 (15)(16):

- (15) “Stormwater management program” means the institutional strategy for stormwater management, including urban, agricultural, and other stormwater.
- (16) “Stormwater management system” means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, over drainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system

Plainly speaking, the “program” is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation, maintenance, etc.) are carried out by the public authority. The “system” comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey, or store stormwater runoff for treatment and flood protection purposes.

This report consists of the rational and supporting information used to complete the accompanying template from the Office of Economic & Demographic Research. An inventory and estimated replacement cost collected using as-builts and existing permitting files area also supplied in the appendix.

## General Information

The Turnbull Creek Community Development (“District”) is in St. Augustine in St. Johns County, Florida. The site is located west of I-95 off International Golf Parkway and South on FL-16. The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The final phases of the system were completed in 2006 and services approximately 959 lots.

- Palm Lakes Unit 1 – December 2004
- Amenity Area – November 2005
- Sunshine 16 – April 2006
- Sunshine 13 – October 2006
- Mura Bella Phase 4A & B – December 2006

The District-wide Stormwater system consists of wet retention ponds/lakes to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water retained. In general, the stormwater runoff will flow from the developed parcels to the roads and then into the ponds/lakes via inlet structures and pipes. The primary form of treatment will be wet retention pursuant to accepted design criteria. The CDD currently owns the community stormwater management facilities which provide stormwater treatment and storage for the Murabella development as permitted by the





St. Johns Water Management District. The District will be responsible for maintaining the stormwater management facilities on district owned properties.

## Rational and Supporting Information

Only sections that require additional information to support the Template are included below.

### Part 2

Submitted As Built plans and other permit documentation was used to estimate the components of the system. The District owns two ponds that leave their boundaries and discharge into another pond before returning into the boundary. Pond SMF-200 (along South Bellagio Drive) outlets into a pond behind the houses on Mercutio Lane, and SMF-15 (north of East Positano Avenue) discharges into the pond opposite of it on Murabella Parkway. No maintenance agreement is known to exist at this time, and it was assumed that the District was responsible for the entire length of pipe leading into the other ponds. This would create a conservative overestimation of components and cost. Both ponds Pacetti and SMF-1 tie into the road culvert system, and responsibility for the District was assumed to include up to and including the connection to that system. According to the District's annual budget, they allow for the maintenance of twenty-two ponds but only twenty-one are located within their boundary. Only those twenty-one ponds were analyzed for this report. A breakdown of the system components can be found in the Stormwater Management Facilities section.

### Part 5

These values were taken from information provided by the District for current year and projected budget in 5-year increments with inflation included. This document is attached at the end of this report.

### Part 6

All the components for the system were built between 2004 and 2006 and are assumed to have a 50-year service life based on standard design criteria expect for the pond perimeters. Service life of the perimeters was set at 25 years based on site observations of already failing slopes and some ponds have already been repaired after only 10 years in service. This is a conservative estimation based on real world performance, and routine inspections may better inform future service life intervals. The remaining component's replacement year was set as an earliest estimate and assumed none have been replaced to date. Routine inspections will assist in identifying component requiring replacement sooner and periodic cleanings may extend the service life. Replacement costs were calculated for the present value, as of 01 October 2022, and divided up into even payments for time remaining until replacement is required. Interest is applied to the balance and divided again by remaining payments until the component is replaced or repaired. The ending summation was checked against the future value of the replacement and found within reasonable limits. As projects become due it is assumed they are completed, and the replacement clock and cost were reset. This is seen as a decrease between the second and third 5-year increment.

It is both unlikely and impractical to replace almost an entire system all at once, but this would be a worst-case scenario for the District to encounter. Actual replacement needs and timing can be better informed by routine inspections. Future iterations of the Stormwater Needs Analysis should be updated to reflect the results of these routine inspections. Estimated cost for inspections has not been included in the routine operation and maintenance budget (Part 5). The full value has been identified as a project with no funding source. For the remaining ponds banks with upcoming end of service lives, no project has been scheduled for replacement. The repaired banks from 2015 are due replacement in the fourth 5-year budget, unless determined the repairs will last longer than the initial estimation of 25 years. A more detailed breakdown of individual costs can be found in the Component Replacement Estimation section. Replacement costs listed in the table are the projected costs at the end of service life, not the present-day replacement cost. It should be noted that while the pond



perimeter and pond bottom have been assigned service life values, this is considered the upper limit of time before regrading and dredging may be necessary to maintain function as designed. These would be considered maintenance actions and not replacement projects for the purpose of this assessment.

## **Part 7**

These values were taken from information provided by the District. A Pond Bank Reserve was included in the 2016 and 2017 fiscal year budget but was removed starting in 2018. A pair of bonds were used to finance the 2015 repairs and moving forward all repairs were to be paid from a capital reserve fund (all purpose).

## **Part 8**

Section 8 has separate tables for projects with and without identified funding sources. The No Identified Funding Source section for maintenance is not editable, and no other table could be found to place these values. Funding for pond perimeter repair and dredging has not been specifically set aside for future needs and would classify as a project with no funding source. This cost was incorporated into the replacement/aging infrastructure section.







## Stormwater Management Facilities

Pond Name/No. : SMF-1A	Qty	Unit
Pond Perimeter (LiDAR top):	697.8	LF
Pond Area (As Built bottom):	0.22	AC
Pond Area (As Built top):	0.84	AC
Mitered End Section:	2	EA
Medium Pipe (24" to 42"):	749	LF
Curb Inlet:	1	EA
OTHER - Type E:	4	EA

Pond Name/No. : Pacetti	Qty	Unit
Pond Perimeter (LiDAR top):	2,045.7	LF
Pond Area (Approx. As Built bottom):	3.29	AC
Pond Area (As Built top):	5.20	AC
Control Structure:	1	EA
Mitered End Section:	5	EA
Small Pipe ( $\leq 18"$ ):	98	LF
Medium Pipe (24" to 42"):	1,479	LF
Large Pipe ( $\geq 48"$ ):	401	LF
OTHER - Junction Box:	1	EA
OTHER - Manhole:	5	EA
OTHER - Type C:	1	EA
OTHER - Type E:	4	EA

Pond Name/No. : SMF-100	Qty	Unit
Pond Perimeter (LiDAR top):	1,651.4	LF
Pond Area (As Built bottom):	0.10	AC
Pond Area (As Built top):	1.41	AC
Mitered End Section:	4	EA
Small Pipe ( $\leq 18"$ ):	442	LF
Medium Pipe (24" to 42"):	458	LF
Other - Type C:	1	EA
OTHER - Type E:	2	EA

Pond Name/No. : SMF-200	Qty	Unit
Pond Perimeter (LiDAR top):	1,722.0	LF
Pond Area (As Built bottom):	0.24	AC
Pond Area (As Built top):	1.91	AC
Mitered End Section:	3	EA
Small Pipe ( $\leq 18"$ ):	187	LF
Large Pipe ( $\geq 48"$ ):	632	LF
OTHER - Manhole:	2	EA
Other - Type B	1	EA



Pond Name/No. :	SMF-9	Qty	Unit
Pond Perimeter (LiDAR top):		1,017.5	LF
Pond Area (As Built bottom):		0.12	AC
Pond Area (As Built top):		0.93	AC
Mitered End Section:		2	EA
Small Pipe ( $\leq 18"$ ):		42	LF
Medium Pipe (24" to 42"):		170	LF

Pond Name/No. :	SMF-1	Qty	Unit
Pond Perimeter (LiDAR top):		1,693.1	LF
Pond Area (As Built bottom):		1.39	AC
Pond Area (As Built top):		2.78	AC
Control Structure:		1	EA
Mitered End Section:		8	EA
Small Pipe ( $\leq 18"$ ):		628	LF
Medium Pipe (24" to 42"):		33	LF
Box Culvert 10x4 ft:		128	LF
ERCP 19x30 in:		48	LF
OTHER - Yard drain:		3	EA
Curb Inlet:		1	EA
OTHER - Connection to Box Culvert:		1	EA
OTHER - Type E:		3	EA

Pond Name/No. :	SMF-10	Qty	Unit
Pond Perimeter (LiDAR top):		1,763.6	LF
Pond Area (As Built bottom):		0.49	AC
Pond Area (As Built top):		2.31	AC
Control Structure:		1	EA
Mitered End Section:		2	EA
Small Pipe ( $\leq 18"$ ):		24	LF
Medium Pipe (24" to 42"):		162	LF

Pond Name/No. :	SMF-11	Qty	Unit
Pond Perimeter (LiDAR top):		6,081.1	LF
Pond Area (As Built bottom):		6.90	AC
Pond Area (As Built top):		14.11	AC
Mitered End Section:		11	EA
Small Pipe ( $\leq 18"$ ):		697	LF
Medium Pipe (24" to 42"):		765	LF
Large Pipe ( $\geq 48"$ ):		311	LF



Pond Name/No. :	SMF-13	Qty	Unit
Pond Perimeter (LiDAR top):		1,118.6	LF
Pond Area (As Built bottom):		0.30	AC
Pond Area (As Built top):		1.43	AC
Mitered End Section:		3	EA
Large Pipe ( $\geq 48"$ ):		333	LF

Pond Name/No. :	SMF-14	Qty	Unit
Pond Perimeter (LiDAR top):		1,527.1	LF
Pond Area (As Built bottom):		1.63	AC
Pond Area (As Built top):		3.18	AC
Mitered End Section:		3	EA
Small Pipe ( $\leq 18"$ ):		200	LF
Large Pipe ( $\geq 48"$ ):		185	LF

Pond Name/No. :	SMF-15	Qty	Unit
Pond Perimeter (LiDAR top):		2,767.7	LF
Pond Area (As Built bottom):		1.63	AC
Pond Area (As Built top):		4.90	AC
Mitered End Section:		9	EA
Small Pipe ( $\leq 18"$ ):		245	LF
Medium Pipe (24" to 42"):		444	LF
Large Pipe ( $\geq 48"$ ):		406	LF

Pond Name/No. :	SMF-2	Qty	Unit
Pond Perimeter (LiDAR top):		871.3	LF
Pond Area (As Built bottom):		0.22	AC
Pond Area (As Built top):		1.00	AC
Mitered End Section:		2	EA
Medium Pipe (24" to 42"):		239	LF

Pond Name/No. :	SMF-4	Qty	Unit
Pond Perimeter (LiDAR top):		2,356.3	LF
Pond Area (Planned bottom):		1.61	AC
Pond Area (Planned top):		4.11	AC
Control Structure:		1	EA
Mitered End Section:		3	EA
Small Pipe ( $\leq 18"$ ):		154	LF
Medium Pipe (24" to 42"):		328	LF

Pond Name/No. :	SMF-5	Qty	Unit
Pond Perimeter (LiDAR top):		6,738.2	LF
Pond Area (As Built bottom):		6.22	AC
Pond Area (As Built top):		14.23	AC
Mitered End Section:		11	EA
Small Pipe ( $\leq 18"$ ):		529	LF
Medium Pipe (24" to 42"):		1,151	LF
Large Pipe ( $\geq 48"$ ):		389	LF



Pond Name/No. :	SMF-7	Qty	Unit
Pond Perimeter (LiDAR top):		2,090.3	LF
Pond Area (As Built bottom):		1.05	AC
Pond Area (As Built top):		3.23	AC
Mitered End Section:		3	EA
Medium Pipe (24" to 42"):		227	LF
Large Pipe (≥ 48"):		147	LF

Pond Name/No. :	SMF-8	Qty	Unit
Pond Perimeter (LiDAR top):		2,822.3	LF
Pond Area (As Built bottom):		1.06	AC
Pond Area (As Built top):		4.17	AC
Control Structure:		1	EA
Mitered End Section:		6	EA
Medium Pipe (24" to 42"):		867	LF
Large Pipe (≥ 48"):		51	LF

Pond Name/No. :	Toscana Ln SMF-1	Qty	Unit
Pond Perimeter (LiDAR top):		1,582	LF
Pond Area (Approx. As Built bottom):		0.26	AC
Pond Area (Approx. As Built top):		1.66	AC
Mitered End Section:		3	EA
Large Pipe (≥ 48"):		588	LF
ERCP 43x68 in:		335	LF
OTHER - Manhole:		2	EA
OTHER - Type H:		1	EA

Pond Name/No. :	Toscana Ln SMF-2	Qty	Unit
Pond Perimeter (LiDAR top):		1,414	LF
Pond Area (Approx. As Built bottom):		0.19	AC
Pond Area (Approx. As Built top):		1.41	AC
Mitered End Section:		3	EA
Medium Pipe (24" to 42"):		151	LF
Large Pipe (≥ 48"):		181	LF
ERCP 38x60 in:		168	LF
OTHER - Manhole:		1	EA

Pond Name/No. :	Toscana Ln SMF-3	Qty	Unit
Pond Perimeter (LiDAR top):		1,437	LF
Pond Area (Approx. As Built bottom):		1.32	AC
Pond Area (Approx. As Built top):		2.65	AC
Mitered End Section:		3	EA
Medium Pipe (24" to 42"):		160	LF
Large Pipe (≥ 48"):		357	LF
ERCP 38x60 in:		179	LF
OTHER - Manhole:		1	EA

Pond Name/No. :	Toscana Ln SMF-4	Qty	Unit
Pond Perimeter (LiDAR top):		1,432	LF
Pond Area (Approx. As Built bottom):		1.54	AC
Pond Area (Approx. As Built top):		2.95	AC
Mitered End Section:		3	EA
Large Pipe (≥ 48"):		552	LF
OTHER - Manhole:		1	EA



Pond Name/No. :	SMF-3	Qty	Unit
Pond Perimeter (LiDAR top):		2,194	LF
Pond Area (Planned bottom):		0.56	AC
Pond Area (Planned top):		2.90	AC
Mitered End Section:		3	EA
Small Pipe ( $\leq 18"$ ):		339	LF
Medium Pipe (24" to 42"):		196	LF

Underdrains	Qty	Unit
Tuscan Lane Parking Area		
6 in Cleanouts:	4	EA
6in Underdrain Pipe:	696	LF
Amenity Area		
6 in Cleanouts:	120	EA
6in Underdrain Pipe:		LF





## Component Replacement Estimation

Most replacement estimation is based on a construction completion date of 17 December 2004 and a present date of 01 October 2022. For the 50-year service life, this would leave about 32.2 years until replacement. A similar process was used for the three ponds that were repaired in 2015. The lengths were subtracted, and an estimated completion date was used to reset the 25-year service life. No completion documentation was located for that project, but an engineer's report in June of 2015 stated the project was still in work. An assumed completion date was set as 1 December 2015. Unit costs were derived from the FDOT 2021 calendar year average unit costs and from relevant projects JMT has worked on recently. Pipe sizes and curb inlets were grouped together and averaged to get an approximate cost. All pipes were measured up to the nearest connection in the Right of Way (manhole, curb inlet, etc.). This may slightly over estimate the overall length of pipes and associated cost. The underdrain cleanout replacement cost is included in the 6-inch underdrain replacement cost and therefore has no stand-alone cost associated to it. Some of the parking areas are not identified as county maintained, and these stormwater structures were counted towards the district. County LiDAR from 2013 was used to measure the pond perimeter at the top of bank. The best fitting contour that fit the embankment was selected as the top of bank. While measuring this, the top of bank was noticed to be approximately one foot below the As Built recorded values. For most ponds this fell below the 100-year high water and in few locations was at or below the 25-year high water. The potential impact to the system was not evaluated as it was not a part of the scope. An updated analysis should be performed on the stormwater system to ensure is working as designed for all required design parameters. Areas for each of the pond bottoms were gathered from As Built plans except for where details could not be found. In that case the designed dimensions were assumed to be correct. Assuming a foot of sediment would accumulate over 50 years in each of the ponds, the total dredging was calculated from the FDOT stream excavation unit cost.



STORMWATER INVENTORY

Community Name: Turnbull Creek CDD

Inventory By: Mike Stephenson

Interest Rate: 3%

Original Construction Date: 17-Dec-04

Perimeter (3, 8, 11) Reconstruction Date: 1-Dec-15

Perimeter (5) Reconstruction Date: 1-Jun-22

Inventory Date: 1-Oct-22

CDD Totals		Qty	Unit	Service Life (yr)	Unit Cost	Replacement Cost (FV)	Replacement Year	Years to Replace
Repair/Regrade	Pond Perimeter (All others):	27,188	LF	25	\$60.00	\$2,018,127.23	12/11/2029	7.20
Repair/Regrade	Pond Perimeter (3, 8, 11):	11,097	LF	25	\$60.00	\$1,138,932.60	11/24/2040	18.16
Repair/Regrade	Pond Perimeter (5):	6,738	LF	25	\$60.00	\$838,175.51	5/26/2047	24.67
Dredging	Pond Bottom Area:	34.3	AC	50	\$67,000.00	\$5,959,828.04	12/5/2054	32.20
Replacement	Control Structure:	5	EA	50	\$5,000.00	\$64,758.78	12/5/2054	32.20
Replacement	Mitered End Section:	92	EA	50	\$2,500.00	\$595,780.76	12/5/2054	32.20
Replacement	Small Pipe (≤ 18"):	3,705	LF	50	\$80.00	\$767,780.07	12/5/2054	32.20
Replacement	Medium Pipe (24" to 42"):	7,579	LF	50	\$115.00	\$2,257,711.18	12/5/2054	32.20
Replacement	Large Pipe (≥ 48"):	4,533	LF	50	\$300.00	\$3,522,618.48	12/5/2054	32.20
Replacement	Box Culvert 10x4 ft:	128	LF	50	\$2,800.00	\$928,381.84	12/5/2054	32.20
Replacement	ERCP 19x30 in:	48	LF	50	\$160.00	\$19,893.90	12/5/2054	32.20
Replacement	ERCP 38x60 in:	347	LF	50	\$460.00	\$413,471.84	12/5/2054	32.20
Replacement	ERCP 43x68 in:	335	LF	50	\$670.00	\$581,404.31	12/5/2054	32.20
Replacement	6in Underdrain	816	LF	50	\$24.00	\$50,729.44	12/5/2054	32.20
Replacement	Curb Inlet:	3	EA	50	\$7,000.00	\$54,397.37	12/5/2054	32.20
Replacement	OTHER - Junction Box:	1	EA	50	\$5,900.00	\$15,283.07	12/5/2054	32.20
Replacement	OTHER - Connection to Box Culvert:	1	EA	50	\$2,800.00	\$7,252.98	12/5/2054	32.20
Replacement	OTHER - Manhole:	12	EA	50	\$8,400.00	\$261,107.39	12/5/2054	32.20
Replacement	OTHER - Yard drain:	3	EA	50	\$1,900.00	\$14,765.00	12/5/2054	32.20
Replacement	OTHER - Type B:	1	EA	50	\$4,900.00	\$12,692.72	12/5/2054	32.20
Replacement	OTHER - Type C:	2	EA	50	\$4,900.00	\$25,385.44	12/5/2054	32.20
Replacement	OTHER - Type E:	13	EA	50	\$4,900.00	\$165,005.37	12/5/2054	32.20
Replacement	OTHER - Type H:	1	EA	50	\$8,600.00	\$22,277.02	12/5/2054	32.20
Culvert Sum		3.31	miles	Total		\$19,735,760.34		

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

**Routine Operation and Maintenance**

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	172	246	280	319	364
Brief description of growth greater than 15% over any 5-year period:					
None over 15%					

## Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

### Expansion Projects with a Committed Funding Source

#### 5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

#### 5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source****5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

#### Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

##### Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

##### Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system? 
  - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? 
  - If yes, please provide a link if available:
  - If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

**End of Useful Life Replacement Projects with No Identified Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
System replacement	0	2,499	2,706	3,283	3,152

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.



### Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	310,932	48,569	262,363			0	0
2017-18	39,869	39,869				0	0
2018-19	44,936	44,936				0	0
2019-20	45,610	45,610				0	0
2020-21	171,699	45,465			126,234	0	0

### Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

### Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

### Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	246	280	319	364
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	246	280	319	364

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	2,499	2,706	3,283	3,152
Projected Funding Gap (=Total Non-Committed Needs)	2,499	2,706	3,283	3,152

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None				
<b>Total</b>	0	0	0	0
<b>Remaining Unfunded Needs</b>	2,499	2,706	3,283	3,152

Year	O&M costs for SMF system	2022 - 2026	2027-2031	2032-2036	2037-2042
2017	\$48,569				
2018	\$39,869				
2019	\$44,936				
2020	\$45,610				
2021	\$45,465				
5-year total	\$224,449	\$245,511	\$279,882	\$319,066	\$363,735
		8.6%	12.3%	12.3%	12.3%



400 Colonial Center Parkway, Suite 100  
Lake Mary, FL 32746  
[www.jmt.com](http://www.jmt.com)



## **Tab 2**

# ***Turnbull Creek Community Development District***

**9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257**

## **Memorandum**

**Date:** June 14, 2022  
**To:** Turnbull Board of Supervisors  
Jim Oliver, Darrin Mossing, Alison Mossing  
**From:** Jim Schieszer, Operations Manager  
Erick Hutchison, Amenity Manager  
**Re:** Turnbull Creek CDD  
Monthly Murabella Operations Report

**The following is a summary of activities related to the RMS operations of the Turnbull Creek Community Development District.**

### **Site Field Manager: Jim Schieszer**

1. Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
2. Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
3. Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
4. Meeting with Todd Murphy from Trimac Outdoor in regard to landscaping issues and updates.
5. Communications with Kevin from Trimac with irrigation leaks as they occurred for repairs.
6. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
7. Auditing / Documentation of Trimac Outdoor.
8. Completion of pressure washing, dead tree removal.
9. Cut back ornamental grasses, clean and spray berms.
10. Entrance upgrade and new sod around entrance area.
11. Seasonal irrigation audit.
12. New mulch and pine straw installed per contract specs.
13. Placement of ne No Parking signs. Repair hole in kiosk parking lot. Complete tree trimming.

**Amenity Manager: Erick Hutchison**

- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily
- Security proposals for Vector, Bates and Kentronix
- Gift of Dance requesting renewal
- Restrict access for the family(s) involved in the parking lot incident. Have owner of vehicle reimburse TBC CDD for the cost of power washing the parking lot.

**Other Ongoing Projects: Site**

- 

Should you have any questions or comments regarding the above information, please feel free to contact me at (248) 807-2763.





**Online Registration for Fall  
Now Available...**

**Murabella- Thursdays  
starting August 18th- December 8th**

**4:30- 5:15**

**Ages 3-5 Pre-Ballet**

**5:30-6:15pm**

**Ages 6-9 Hip Hop**

**\$70 per month**

**Space is Limited**



**For more information visit:**

**[giftofdance.net](http://giftofdance.net)**

**[thegiftofdanceclass@gmail.com](mailto:thegiftofdanceclass@gmail.com)**

**904-434-5607**





## **Tab 3**

**Turnbull Creek Treat Sheet****Date:** 5-5-22**Weather:** Partly Cloudy**Winds:** 5-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Sago Pondweed	Yes	Diquat, Harpoon
2	Sago Pondweed, Niad	Yes	Diquat, Harpoon
3	Sago Pondweed	Yes	Diquat, Harpoon
4	Sago Pondweed	Yes	Diquat, Harpoon
5	None	Yes	None
6	None	Yes	None
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	Alligator Weed, Pennywort	Yes	2-4D
11	None	No	None
12	None	Yes	None (Access very wet)
13	None	No	None (Access very wet)
14	Sago Pondweed, Babytears	Yes	Diquat, Harpoon

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Alligator Weed	Yes	Aquashade, 2-4D
2	Alligator Weed	Yes	Aquashade, 2-4D

**Pescara**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

**Comments:** Diffused Air System CB was Tripped.

**Turnbull Creek Treat Sheet****Date:** 5-17-22**Weather:** Clear**Winds:** 5-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	Plankton	Yes	Copper Sulfate
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None
6	None	Yes	None
7	Torpedo Grass, Pennywort, Alligator Weed	Yes	Roundup Custom, Triclopyr
8	None	Yes	None
9	None	Yes	None
10	None	Yes	None
11	Sago Pondweed	Yes	Cutrine FL 909, Diquat
12	Babytcars	Yes	Cutrine FL 909, Diquat (Access Issues)
13	Torpedo Grass, Pennywort, Alligator Weed	Yes	Roundup Custom, Triclopyr
14	None	Yes	(Awaiting Harpoon Results)

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Alligator Weed	Yes	Roundup Custom, Triclopyr
2	Duckweed	Yes	Cutrine FL 909, Diquat

**Pescara**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	Algae	Yes	Copper Sulfate

**Comments:** None

**Turnbull Creek Treat Sheet****Date:** 5-26-22**Weather:** Partly Cloudy**Winds:** 0-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	No	None
2	Algae	Yes	Copper Sulfate
3	None	No	None
4	None	No	None
5	Algae	Yes	Copper Sulfate
6	None	No	None
7	None	No	No
8	None	No	None
9	None	No	None
10	None	No	None
11	None	No	None
12	Babybars, Torpedo Grass, Alligator Weed	Yes	Citrine FL 909, Diquat, Roundup Custom, 2-4D
13	None	No	None
14	None	No	None

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	Aquashade
2	None	Yes	Aquashade

**Pescara**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	No	None
2	None	No	None
3	None	No	None
4	None	No	None
5	None	No	None

**Comments:** The water levels are going down and several lakes will need to be sprayed for shoreline vegetation next trip. Several areas were retreated again this month due to the vegetation that's growing.

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: 5/2-5/6
<b>1.0 Maintenance</b>	Page 1 of 2	
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>	Comments	
<b>All Turf &amp; Pond Areas</b>	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	X	removed debris in these areas as needed
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	X	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	X	treated some fire ant mounds
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X	
Friday - Outer berms off od SR16 & Pacetti Rd	X	sprayed out as needed
<b>1.2 String Trimming</b>	Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	X	
<b>1.3 Edging</b>	Comments	
All hardscape and paved trails at each mowing cycle	X	
<b>1.4 Blowing</b>	Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	X	
<b>1.5 Weed Control</b>	Comments	
Weeding of plant beds, all natural areas and berms		
Pre & Post emergents applied at appropriate times		
<b>1.6 Pruning</b>	X	Comments
Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	X	raised some tree canopies as needed along sidewalk sections
Trees (crape Myrtles) shall be pruned when dormant (winter)	X	
Palms trimming shalll be done one time per year (June-July)	X	
<b>1.7 Berms</b>	Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	X	
Weeds to be removed / treated year round as needed	X	
<b>2.0 Pesticide Application</b>	Comments	
<b>2.1 Turf Pest Control</b>	Comments	
Turf inspected weekly and spot treated (As Needed)	X	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	X	spot treated some fire ant mounds
Top Choice grannular Insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	X	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	X	



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly			
3.0 Fertilization	X		
3.1 Turf Areas		Comments	
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers			
To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines	X		
BI-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	X	repaired some broken drip lines	
Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire spllices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to to completed within 24 hours of notification.			
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terrancina Dr ( 85 plants per installation)			
Main entrance at Pacetti Rd ( 215 plants per installation)			
Amenity center beds and roundabout ( 612 plants per installation)			
Christmas color display of poinsetta's at amenity center entrance at the holidays			
Signature (Trimac Outdoor): Robert		Signature (Operations Manager) :	



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: 5/9-5/13
<b>1.0 Maintenance</b>		Page 1 of 2
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>	<b>Comments</b>	
<b>All Turf &amp; Pond Areas</b>	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	x	picked up debris on roadways
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	x	removed any debris in this area
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	x	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	x	
Friday - Outer berms off of SR16 & Pacetti Rd	x	removed debris as needed
<b>1.2 String Trimming</b>	<b>Comments</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, trees & shrubs.	x	
<b>1.3 Edging</b>	<b>Comments</b>	
All hardscape and paved trails at each mowing cycle	x	
<b>1.4 Blowing</b>	<b>Comments</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	x	
<b>1.5 Weed Control</b>	<b>Comments</b>	
Weeding of plant beds, all natural areas and berms	x	sprayed out as needed in these areas
Pre & Post emergents applied at appropriate times	x	
<b>1.6 Pruning</b>	<b>Comments</b>	
Shrubs, vines and ornamental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	x	raised some tree canopies as needed along in mowing areas
Trees (crape Myrtles) shall be pruned when dormant (winter)	x	
Palms trimming shall be done one time per year (June-July)	x	
<b>1.7 Berms</b>	<b>Comments</b>	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	x	
Weeds to be removed / treated year round as needed	x	sprayed out as needed in these areas
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>	<b>Comments</b>	
Turf inspected weekly and spot treated (As Needed)	x	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	x	spot treated some fire ant mounds
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	x	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	x	



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly			
3.0 Fertilization	X		
3.1 Turf Areas		Comments	
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers			
To be completed In 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines	X		
Bi-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	X	repaired some broken heads in mowing area	
Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to completed within 24 hours of notification.			
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terrancina Dr ( 85 plants per installation)			
Main entrance at Pacetti Rd ( 215 plants per installation)			
Amenity center beds and roundabout ( 612 plants per installation)			
Christmas color display of poinsetta's at amenity center entrance at the holidays			
Signature (Trimac Outdoor): Robert		Signature (Operations Manager) :	



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: 5/16-5/20
<b>1.0 Maintenance</b>		Page 1 of 2
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>	Comments	
<b>All Turf &amp; Pond Areas</b>	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	X	removed debris from roadways
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	X	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	X	removed debris in this area
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X	construction still present on lake#12
Friday - Outer berms off od SR16 & Pacetti Rd	X	
<b>1.2 String Trimming</b>	Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	X	
<b>1.3 Edging</b>	Comments	
All hardscape and paved trails at each mowing cycle	X	
<b>1.4 Blowing</b>	Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	X	
<b>1.5 Weed Control</b>	Comments	
Weeding of plant beds, all natural areas and berms	X	sprayed out as needed in these areas
Pre & Post emergents applied at appropriate times		
<b>1.6 Pruning</b>	X	Comments
Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	X	raised some tree canopies as needed along in mowing areas
Trees (crape Myrtles) shall be pruned when dormant (winter)	X	
Palms trimming shall be done one time per year (June-July)	X	
<b>1.7 Berms</b>	Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	X	
Weeds to be removed / treated year round as needed	X	sprayed out as needed in these areas
<b>2.0 Pesticide Application</b>	Comments	
<b>2.1 Turf Pest Control</b>	Comments	
Turf inspected weekly and spot treated (As Needed)	X	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	X	
Top Choice granular Insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	X	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	X	spot treated fire ant mounds as needed



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly			
3.0 Fertilization			
3.1 Turf Areas			
All lawn areas ( entries, amenity center & mall kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)		installed sod on inbound and outbound corners at entrance to amenities	
3.2 Shrubs & Trees			
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
Bi-Weekly Inspections (26 per year)			
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification.	X	repaired some broken heads as needed	
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching			
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color			
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terrancina Dr ( 85 plants per Installation)			
Main entrance at Pacetti Rd ( 215 plants per installation)			
Amenity center beds and roundabout ( 612 plants per installation)			
Christmas color display of poinsetta's at amenity center entrance at the holidays			
Signature (Trimac Outdoor), Robert		Signature (Operations Manager) :	



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: 5/23-5/27
1.0 Maintenance		Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)		
1.1 Mowing (by Friday of each week) 3 days / week		Comments
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	X	removed debris from roadways
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6,7, 8, 9, 15 & 16	X	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	X	removed debris in this area
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X	construction still present on lake#12
Friday - Outer berms off od SR16 & Pacetti Rd	X	
1.2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	X	
1.3 Edging		Comments
All hardscape and paved trails at each mowing cycle	X	
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	X	
1.5 Weed Control		Comments
Weeding of plant beds, all natural areas and berms		sprayed out as needed in these areas
Pre & Post emergents applied at appropriate times		
1.6 Pruning	X	Comments
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		raised some tree canopies as needed along in mowing areas
Trees (crape Myrtles) shall be pruned when dormant (winter)		trimmed sucker growth as needed
Palms trimming shall be done one time per year (June-July)		
1.7 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)		
Weeds to be removed / treated year round as needed	X	sprayed out as needed in these areas
2.0 Pesticide Application		
2.1 Turf Pest Control		Comments
Turf inspected weekly and spot treated (As Needed)		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular Insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	X	spot treated fire ant mounds as needed



**MONDAY**

**TUESDAY**

**WEDNESDAY**

**THURSDAY**

**FRIDAY**

# SERVICE SCHEDULE



MURABELLA





CLOCK (B) HOOPER SITE IN # 8522

# OUTDOOR Irrigation Technical Inspection Report

Irrigation Controller		Point of Connection		Site Name:	Murabella
Location	AMINITY C.	Location	AMINITY CENTER	Location:	Pacetti RD.
Type/Size	KB LX	Size	30" H	Technician:	
Rain Gauge	(Y) N	Source	Meter Well Pump	Date of Inspection:	
Power On	(Y) N	DAND INTAKE		Inspection #:	of in contract
General Information		Backflow	Y	Inspection Start Time:	
Valve Type		PRV	(Y) N	Inspection End Time:	
Adequate Coverage	Y N	Master Valve	Y (N)	Set to Run:	Odd Even Every Days
				or Days of the Week:	S M T W T F S

Controller		Plant Type		Repairs Proposed		or Completed		Adjustments		Start Times									
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (6")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Zone Locations
A/C 1	R	✓																	A: 8 pm
A/C 2	R	✓																	C 9:30 pm
A/C 3	R	✓																	
A/C 4	R	✓																	
A/C 5	R	✓																	
A/C 6	R	✓																	
A/C 7	R	✓																	
A/C 8	R	✓																	
A/C 9	R	✓																	
A/C 10	R	✓																	
A/C 11	R	✓																	
A/C 12	R	✓																	
A/C 13	R	✓																	
A/C 14		✓																	
A/C 15																			
A/C 16																			
A/C 17																			
A/C 18																			
A/C 19																			
A/C 20																			
A/C 21																			
A/C 22																			
A/C 23																			
A/C 24																			
25	Comments																		
26																			
27																			
28																			
29																			

Could NOT Find ANY ZONE ACTIVE AFTER ZONE # 12  
No OHms also should be 28-30 OHms,  
would like 8-10 Hours to Track common wire on this  
CLOCK ONLY

(H) Controller

Hoover Site ID# 8522

# TRIMAC OUTDOOR Irrigation Technical Inspection Report

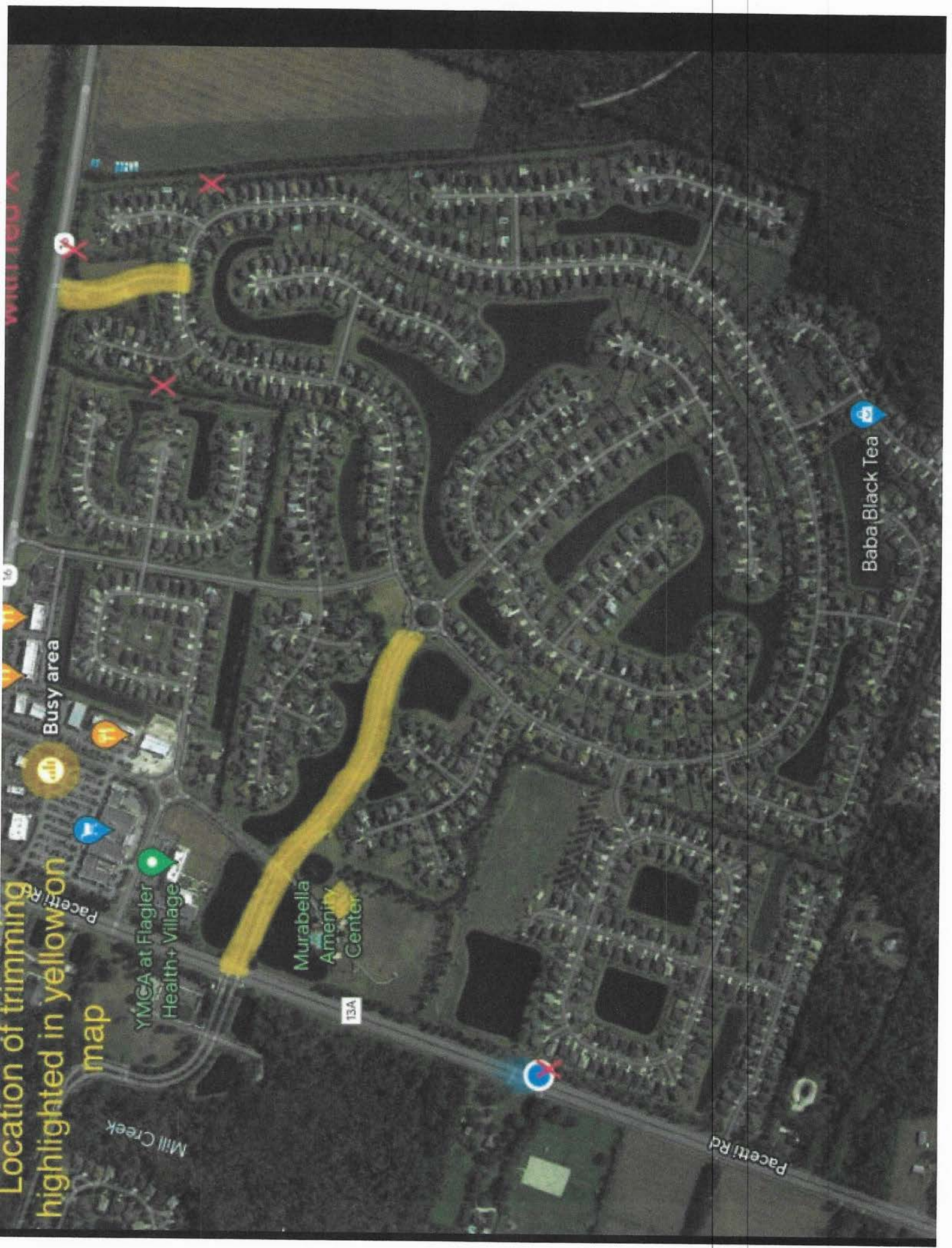
Irrigation Controller				Point of Connection				Site Name:	
Location: <u>AMINITY C.</u>				Location: <u>behind AMINITY</u>				Location: <u>Murrumbella</u>	
Type/Size: <u>RB-LX</u>				Size: <u>30 HP</u>				Technician: <u>PACETTI RD.</u>	
Rain Gauge: <u>(Y)</u> <u>(N)</u>				Source: <u>HOOPER TWIN</u>				Date of Inspection:	
Power On: <u>(Y)</u> <u>(N)</u>				Meter: <u>(Pump)</u>				Inspection #:	
General Information				Backflow: <u>(Y)</u> <u>(N)</u>				Inspection Start Time: <u>8am</u>	
Valve Type: <u>H</u> <u>2"</u>				PRV: <u>(Y)</u> <u>(N)</u>				Inspection End Time:	
Adequate Coverage: <u>(Y)</u> <u>(N)</u>				Master Valve: <u>(Y)</u> <u>(N)</u>				Set to Run: <u>Odd Even Every Days</u>	
				or Days of the Week: <u>S M T W T F S</u>					

Controller			Repairs Proposed or Completed										Start Times							
Zone	Head Type (Rotor, Spray, Drip, etc.)	Zone Time (Minutes)	Plant Type			Pipes		Valves		Broken Heads			Adjustments			Zone Locations				
			Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (6")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Cleaned/Replaced Nozzle		Adjust Spray Pattern	Straightened	Capped	Raised/Lowered
1	R	30	✓																	A 8pm 15 Jan  TENNIS COURTS PARK AREA FIELD FLOWERS / PARK AROUND PONDS FIELD FRONT ANNUITY ROADSIDE RSIDE AROUND POND RSIDE ROUND ABOUT / FIELD FIELD ROADSIDE FIELD SIDE ROADSIDE ROADSIDE ROADSIDE ENTRANCE PATH
2	S	20	✓																	
3	R	30	✓																	
4	S	20	✓	✓	✓			✓												
5	R	30	✓	✓																
6	S	20	✓										1							
7	R	45	✓																	
8	MPR	30	✓	✓																
9	R	45	✓																	
10	R	45	✓																	
11	R	45	✓	✓																
12	S	20	✓																	
13	R	45	✓																	
14	S	20	✓																	
15	R	45	✓																	
16	S	20	✓	✓	✓															
17																				
18																				
19																				
20																				
21																				
22																				
23																				
24																				

Comments: Zone #12 has 1 valve not opening, Zone 8 has 2 valves per Zone Hunter 2" scrubber valve adjusted 1 rotor spraying in roadway



Location of trimming  
highlighted in yellow on  
map







Terracina Dr

Palazzo Cir

Toscana Ln

Murabella Amenity Center

Porta Rosa Circle

E Postlano Ave  
N Capello Dr

Porta Rosa Circle

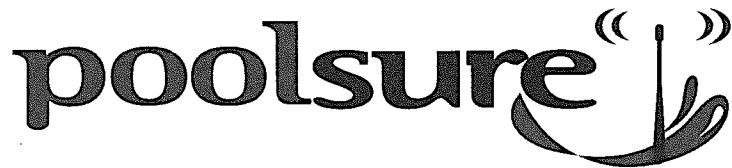
Verona Way

West Postlano Avenue

16

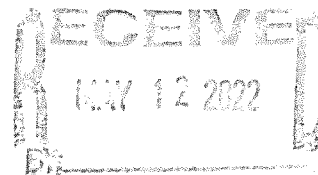


## **Tab 4**



1707 Townhurst Drive  
Houston, Texas 77043  
800.858.7665  
www.poolsure.com

Turnbull Creek CDD  
475 West Town Place Ste. 114  
St. Augustine, FL 32092



05/2/2022

Re: Turnbull Creek CDD: Temporary Monthly Surcharge

Dear Customer,

Poolsure, like all businesses, has been the recipient of significant and unprecedented price increases in all facets of our operations. Where we are accustomed to seeing a price increase annually, we have realized, in some cases, price increases twice in a month with effective dates of as little as 7 days. This is in addition to skyrocketing fuel and labor costs.

Poolsure always keeps our customers' needs in the forefront. We understand the difficulties caused to budgets and bottom lines by mid-year price increases. We have tried to make the impact as minimal as possible and have delayed action as long as possible. In lieu of adjusting rates midyear, we are adding a temporary monthly surcharge of 8% calculated on your base rate starting with the June 2022 invoice. We are continuing to work closely with our suppliers and adapting our buying strategies to manage costs, while still protecting supply, for our customers.

Poolsure understands our business is a partnership and we are committed to making our relationship one built on trust, transparency, and service. Your business is greatly appreciated.

Sincerely,

Alan Falik  
President

Vincent Flaviani  
Vice President of Sales

## **Tab 5**

## **SETTLEMENT AGREEMENT AND RELEASE**

This Settlement Agreement and Release ("Agreement") is made and entered as of the \_\_\_\_ day of May, 2022 ("Effective Date"), by and between TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida, with an address c/o District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), BOUDREAUX'S PRO GRADE LLC, a Florida limited liability company whose address is 705 Hope St., Ormond Beach, Florida 32174 ("Contractor"), and JOHNSON, MIRMIRAN & THOMPSON, INC., whose address is 40 Wight Ave., Hunt Valley, MD 21030 ("JMT") (the District, Contractor and JMT are each referred to herein as a "Party" and collectively as the "Parties").

WHEREAS, the District and Contractor are parties to that certain Agreement for Pond Bank Maintenance Services dated September 14, 2021, as amended by a First Addendum dated January 20, 2022 and a Second Addendum being prepared and entered contemporaneously with this Agreement (collectively, the "Contract") for improvements and stabilization maintenance services related to the District's stormwater management facilities (the "Project"); and

WHEREAS, the District and JMT are parties to a separate Agreement for Engineering Services dated November 10, 2020 (the "Engineering Agreement"), whereby JMT provides certain professional engineering and related design services to the District, including design services in connection with the Project; and

WHEREAS, during construction it was discovered that certain Geogrid webbing and related materials which Contractor proposed to be installed at the Project, and which were ordered and delivered to the Project site by Contractor (hereinafter called "Geogrid Materials") were not a suitable Cellular Confinement for Soil Stabilization material as required by the design, and per the manufacturer were not fit for the intended purpose of the Project; and

WHEREAS, the Parties acknowledge that the Geogrid Materials are not suitable for the Project, and pursuant to the Second Addendum to the Contract, the District and Contractor have agreed *inter alia* that such Geogrid Materials will not be installed, and that the labor and associated costs of installing such Geogrid Materials shall be credited from the Contractor's compensation due under the Contract; and

WHEREAS, Contractor contends that the Geogrid Materials were a special order purchase which cannot be returned to its supplier, and as a result of the Second Addendum, it has incurred non-refundable costs in obtaining Geogrid Materials based upon representations by JMT (as the District's Engineer) that such materials were acceptable for use on the Project, noting that Contractor's submittal for the Geogrid Materials was approved by JMT but subsequently withdrawn based upon information JMT received from the manufacturer regarding the intended use; and

WHEREAS, Contractor further contends that it would not have placed the order, nor incurred such costs, but for its reliance upon the engineering approvals, and the District contends that any responsibility or liability for such costs is solely attributable to the acts, errors, or omissions of Contractor and/or JMT as the District's Engineer; and

WHEREAS, JMT acknowledges that the Geogrid Materials were initially approved, but disputes that the Contractor's costs were incurred as a result of errors or omissions in the design or solely due to its approval of the Geogrid Materials submittal; but in an effort to avoid continued dispute and possible litigation, and to preserve the mutual goodwill and maintain its relationship with the other Parties, JMT has agreed to issue a check in the amount of the Settlement Sum (hereinafter defined in Section 1) to reimburse the District for the cost of the Geogrid Materials which were ordered by Contractor as more particularly described in the sales quote attached hereto as Exhibit "A", subject to the terms and conditions of this Agreement; and

WHEREAS, the Parties' claims and contentions relating to the costs and liability for such Geogrid Materials as described in the foregoing recitals are hereinafter referred to as the "Issue", and by this Agreement, the Parties wish to comprehensively settle and resolve all disputes related thereto.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants, conditions, promises and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Settlement Payment: As full and final settlement of the Issue, JMT agrees to purchase the Geogrid Materials and to pay to District the sum of Eighteen Thousand Three Hundred Eighty-Nine and 72/100 dollars (\$18,389.72) ("Settlement Sum"). The Settlement Sum shall be paid via a check made out to the District within seven (7) days of execution of this release. Upon receipt of the check from JMT, the District shall promptly remit payment to Contractor in an amount equal to the Settlement Sum in the manner prescribed in the Contract.
2. Ownership and Resale: Upon JMT's payment of the Settlement Sum, the Geogrid Materials shall become the property of JMT; provided, however, that as a condition of this Agreement, Contractor shall, at no additional charge, transport, store and securely protect the Geogrid Materials without incurring liability while JMT endeavors to find an purchaser or alternative user of said materials further provided that in no event shall the District be responsible for securing or otherwise storing the Geogrid Materials. Except as may be mutually extended or otherwise agreed upon in writing, in the event that JMT does not provide, or has not provided, written notice and direction to Contractor to ship the Geogrid Materials to a location within one hundred eighty (180) days following its receipt of the Settlement Sum, the Geogrid Materials shall then be deemed to have been abandoned, and Contractor shall be permitted to use, sell, transfer, or otherwise dispose of the Geogrid Materials without any further obligations or liability on the part of any Party.
3. Release: In consideration for JMT's payment of the Settlement Sum, and Contractor's receipt of corresponding payment from the District for the Geogrid Materials, each Party agrees to and does hereby unconditionally release and forever discharge each of the other Parties, and each of their respective officers, directors, suppliers, shareholders, trustees, employees, agents, insurers, successors, and assigns, from any and all claims, actions, demands, causes of action or suits of any kind whatsoever for damages, losses, costs, expenses or other harm, whether now known or unknown, arising out of the Issue, or which involve any claims that are in any way related to the Geogrid Materials or which have been or could have been asserted by or through any Party with respect to the Issue. The Parties agree that this release constitutes a general release of the Issue and any and all claims which may reasonably relate thereto; provided that this Agreement shall not be deemed to waive or release unrelated claims for latent defects in the design or construction or unrelated matters regarding the design and construction of the Project which do not reasonably relate to or otherwise involve the Geogrid Materials, including pending JMT invoices.
4. No Admission of Liability: The Parties acknowledge and agree that this Agreement is a compromise of disputed claims and that this Agreement, including without limitation payment of the Settlement Sum and any other consideration hereunder is not intended, nor shall it be deemed or construed as an admission of liability by or on the part of any Party. The Parties affirm their respective intent by this Agreement is merely to avoid potential litigation or other proceedings.
5. Entire Agreement: This Agreement contains the entire agreement and supersedes all other understandings or agreements, whether oral or written, between the Parties with respect to the subject matter or disputes contemplated by this Agreement. There has been no promise, inducement or agreement not herein expressed which has been made or entered into by the Parties.
6. Miscellaneous: The recitals are incorporated and made part of this Agreement. This Agreement may not be altered, changed or modified except by a writing signed by an authorized representative of each Party. This Agreement shall be governed by the laws of the State of Florida without regard to any provisions or principles regarding conflicts of laws. If any provision of this Agreement is deemed unenforceable, the remainder shall remain in full force and effect. This Agreement shall bind and benefit the Parties' respective successors and assigns. The headings of the various paragraphs of this Agreement have been included only in order to make it easier to locate the subject matter covered by each provision and are not to be used in construing this Agreement or in ascertaining its meaning. This Agreement is the result of mutual drafting and each Party acknowledges that it and and/or its attorneys have had opportunity to review and revise this Agreement, and that any ambiguities shall not be construed against the drafting party.



7. Execution. This Agreement may be executed simultaneously or in counterparts, each of which when executed and delivered shall be deemed an original, but all such counterparts shall constitute one and the same Agreement. Facsimile, photocopy, PDF, or other digital or electronic signatures shall be considered as original signatures for all purposes. This Agreement will become effective upon the last execution of the Agreement by the Parties.

8. Representatives. The undersigned representatives of each Party each represent and warrant that they have full authority to execute this Agreement on behalf of their respective Party. BY SIGNING BELOW EACH UNDERSIGNED REPRESENTATIVE ATTESTS THAT HE OR SHE HAS READ AND FULLY UNDERSTANDS THE TERMS, CONDITIONS, AND RELEASES CONTAINED IN THIS AGREEMENT.

9. Public Records. The undersigned representatives of each Party acknowledge and agree that that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, each Party agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, Florida Statutes.

IN WITNESS WHEREOF, this Agreement has been executed and is effective as of the Effective Date.

TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT

By Chi DiBene  
Title Chairman  
Date 6/1/22

BOUDREAUX'S PRO GRADE LLC

By [Signature]  
Title Owner  
Date 5/23/22

JOHNSON, MIRMIRAN & THOMPSON, INC.

By [Signature]  
Title James R. Osborne  
Date 5/24/2022

## **Tab 6**



**SECOND ADDENDUM TO THE AGREEMENT BETWEEN BOUDREAUX'S PRO GRADE LLC AND THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROVISION OF POND BANK MAINTENANCE SERVICES**

This **Second Addendum** (the "Second Addendum") is made and entered into effective this \_\_\_ day of May 2022, by and between:

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, with an address c/o District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

**BOUDREAUX'S PRO GRADE LLC**, a Florida limited liability company, whose address is 705 Hope St., Ormond Beach, Florida 32174 (the "Contractor," and together with the District, the "Parties").

**RECITALS**

**WHEREAS**, the District owns, operates, and maintains certain public infrastructure improvements, including stormwater management facilities; and

**WHEREAS**, the District and the Contractor previously entered into that certain *Agreement for Pond Bank Maintenance Services*, dated September 14, 2021 (the "Agreement"), for improvements and stabilization maintenance services related to the District's stormwater management facilities ("Project" and work specified in the Agreement, including the addendums thereto, the "Services"), as amended by the *First Addendum to the Agreement Between Boudreaux's Pro Grade LLC and the Turnbull Creek Community Development District Regarding the Provision of Pond Bank Maintenance Services* dated January 20, 2022; and

**WHEREAS**, Section 10 of the Agreement provides that the parties may amend the Agreement when such amendment is in writing and authorized by the Parties; and

**WHEREAS**, due to the delivery of materials by the Contractor that are not fit for its intended purpose per the manufacturer of the delivered materials, and in order to expedite the completion of the Project and prevent further erosion, delay and/or damage to the Project, the Parties now desire to modify the materials and method by which the Services are to be provided by the Contractor.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated as a material part of this Second Addendum.

**SECTION 2. AMENDMENT OF SERVICES; COMPENSATION.**

**A.** The Agreement is hereby amended to provide for the completion of the Project in the



manner set forth in the attached **Exhibit A**, consistent with the plans and specifications provided by JMT and referenced in the Agreement. The only change to the Project is the Geogrid Materials that were proposed to be used in the Project have been removed, and instead, Contractor proposes to use turf as stabilization, and a deductive change order shall be forthcoming from the Contractor to reflect the labor deduct for installation of the Geogrid Materials in the amount of \$ 7,758.40. The District, pursuant to that certain Settlement Agreement and Release, shall pay the Contractor for the Geogrid Materials.

- B.** The District agrees to remit Twenty-Four Thousand Dollars and 00/100 (\$24,000.00) to the Contractor, constituting half of the material cost of the sod, upon execution of this Addendum. This is not additional compensation but rather a materials deposit.
- C.** Contractor further agrees that for a period of one year after final acceptance by the District, Contractor shall re-sod and correct any erosion issues without further charge to the District, except that it shall not be responsible to maintain St. Augustine grass installed on private property and will respond to notices of such issues within seventy-two (72) hours or sooner if there is an erosion emergency. Contractor further represents that the runoff currently present in the District's stormwater facilities caused by erosion of sediment due to delay will not cause further issues now or in the future to the stormwater facilities or flooding hazards.

**SECTION 3. PREREQUISITES FOR SUBSTANTIAL COMPLETION.** The Parties agree that the Services shall not be deemed substantially complete as contemplated in Section 3 of the Agreement until the following prerequisites have been met: a) prior to sod installation, the District has been provided with an opportunity to conduct environmental contaminant testing of the fill utilized to perform the Services, and said testing has produced results assuring the District that the fill constitutes "clean compactable fill" as contemplated under the Agreement; b), prior to installation of sod, the District has a survey performed of the site which confirms that a maximum slope of 1:4 is present and that this slope continues past the water line, as referenced in the Agreement; c) the District's engineer and District representative have visited the site to conduct a visual survey of the Project, including to review fill for debris, trash and other obstructions which shall be removed by the Contractor prior to installation of sod, d) all inlets will be cleaned out and restored to the same or better condition as before the project started, and e) the District's engineer has visited the site at least twice with the Contractor to observe any discrepancies between the Services as rendered and as detailed in the Agreement and, upon the conclusion of these visits, has certified to the District that said discrepancies have been satisfactorily addressed and the Contractor has achieved substantial completion.

**SECTION 4. RESPONSIBILITY FOR PREVIOUS MATERIALS.** The Parties acknowledge that the Geogrid Materials proposed and ordered by the Contractor and that, as of this Addendum, were delivered to and remain on the Project site are not a suitable cellular confinement for soil stabilization material as required per the plans and for this type of installation, and, per the manufacturer of said materials, are not fit for the intended purpose of the Project. The parties have agreed that the Geogrid Materials shall not be installed, and it is acknowledged and understood that the cost of such materials, along with the labor to install such materials, shall be paid to the District by the Engineer and then remitted to the Contractor pursuant to that certain Settlement Agreement and Release.



**SECTION 5. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described herein, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

**SECTION 6. AUTHORIZATION.** The execution of this Second Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and each of the Parties have full power and authority to comply with the terms and provisions of this Second Addendum.

**SECTION 7. EXECUTION IN COUNTERPARTS.** This Second Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**IN WITNESS WHEREOF,** the parties hereto have signed this Second Addendum on the day and year first written above.

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:



DCDC8C5199784EA...

Chairperson, Board of Supervisors

**BOUDREAUX'S PRO GRADE LLC**

  
Its: 

**Exhibit A: Revised Proposal**

**Exhibit A**  
**Revised Method of Completion and Materials**

Method: Finish the project with sod only. The pond banks will be graded to a uniform 4H:1V slope extending from the top of bank to the intersection with existing ground, even if that intersection is below the water line, per Contract plans. All rills and gullies will be repaired, ~~and the fill shall be compacted per FDOT specifications.~~

At a 4H:1V slope, the pond banks have a 10 to 15-year typical lifespan.  
This will correct existing erosion but may not protect against future erosion.

Cost Estimate: No additional cost, and project will be completed in ~~two~~ weeks after approval and material deposit for the sod.

(4)

*JS*

## **Tab 7**

# *Turnbull Creek*

## *Community Development District*



## *Proposed Budget*

## *Fiscal Year 2023*

*May 17, 2022*



***Turnbull Creek***  
***Community Development District***

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**Turnbull Creek Community Development District**  
**General Fund - Budget**

<b>Description</b>	<b>Adopted Budget FY 2022</b>	<b>Actual 3/31/22</b>	<b>Next 6 Months</b>	<b>Projected 9/30/22</b>	<b>Proposed Budget FY 2023</b>
<b><u>Revenues</u></b>					
Maintenance Assessments	\$1,207,047	\$1,161,573	\$45,446	\$1,207,019	\$1,294,978
Interest/Miscellaneous	\$2,000	\$3,575	\$400	\$3,975	\$2,000
Amenities Revenue	\$3,000	\$4,809	\$2,000	\$6,809	\$3,000
Carry Forward Surplus	\$99,413	\$0	\$23,510	\$23,510	\$0
HOA Contribution	\$0	\$0	\$9,000	\$9,000	\$0
<b>Total Revenues</b>	<b>\$1,311,461</b>	<b>\$1,169,958</b>	<b>\$80,356</b>	<b>\$1,250,314</b>	<b>\$1,299,978</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$6,400	\$2,400	\$3,200	\$5,600	\$7,000
FICA Expense	\$490	\$184	\$245	\$428	\$536
Engineering (JMT)	\$16,000	\$9,845	\$14,000	\$23,845	\$25,000
Arbitrage (Grau)	\$2,400	\$0	\$3,000	\$3,000	\$3,000
Dissemination (Rizzetta)	\$2,850	\$1,000	\$1,300	\$2,300	\$1,000
Trustee (US Bank)	\$14,620	\$3,631	\$10,259	\$13,890	\$14,620
Attorney (KE Law)	\$47,000	\$24,758	\$22,242	\$47,000	\$47,000
Tax Roll Assessments (Rizzetta)	\$5,000	\$5,000	\$0	\$5,000	\$4,800
Annual Audit (BTEGF)	\$3,745	\$0	\$3,745	\$3,745	\$3,745
Management Fees (Rizzetta)	\$45,000	\$22,500	\$21,833	\$44,333	\$43,000
Information Technology (Rizzetta)	\$1,800	\$900	\$700	\$1,600	\$1,200
Telephone	\$1,000	\$231	\$300	\$531	\$1,000
Postage	\$800	\$456	\$491	\$947	\$1,000
Printing	\$1,800	\$162	\$1,285	\$1,447	\$1,800
Insurance (FIA)	\$9,488	\$8,927	\$0	\$8,927	\$10,713
Legal Advertising	\$2,000	\$0	\$1,000	\$1,000	\$2,000
Other Current Charges	\$1,000	\$392	\$408	\$800	\$1,000
Office Supplies	\$170	\$10	\$50	\$60	\$170
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Maintenance (Rizzetta)	\$1,200	\$600	\$200	\$800	\$0
<b>Total Administrative Expenses</b>	<b>\$162,938</b>	<b>\$81,171</b>	<b>\$84,258</b>	<b>\$165,429</b>	<b>\$168,759</b>

**Amenity Center**

Insurance (FIA)	\$25,421	\$14,994	\$0	\$14,994	\$28,705
Pest Control (Turner Pest Control)	\$3,123	\$1,195	\$1,677	\$2,871	\$3,123
Repairs & Replacements	\$36,000	\$25,790	\$21,010	\$46,800	\$48,000
Recreational Passes	\$800	\$245	\$555	\$800	\$800
Office Supplies	\$1,800	\$445	\$1,355	\$1,800	\$1,800
Other Current Charges	\$540	\$270	\$270	\$540	\$540
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$1,739	\$350	\$2,089	\$2,100

**Utilities**

Water & Sewer (STCUD)	\$12,000	\$3,950	\$7,484	\$11,434	\$13,080
Electric (FPL)	\$36,000	\$15,509	\$18,600	\$34,109	\$39,240
Telephone/Cable/Internet (Comcast)	\$3,800	\$1,995	\$1,890	\$3,885	\$4,079

**Turnbull Creek Community Development District**  
**General Fund - Budget**

<b>Description</b>	<b>Adopted Budget FY 2022</b>	<b>Actual 3/31/22</b>	<b>Next 6 Months</b>	<b>Projected 9/30/22</b>	<b>Proposed Budget FY 2023</b>
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (RMS)</i>	\$33,312	\$2,134	\$23,686	\$25,820	\$38,975
<i>Facility Monitor (RMS)</i>	\$25,581	\$11,089	\$14,492	\$25,581	\$27,627
<i>Facility Management (RMS)</i>	\$64,481	\$32,241	\$32,241	\$64,481	\$68,608
<i>Facility Attendants (RMS)</i>	\$17,124	\$5,714	\$11,410	\$17,124	\$18,494
<i>Field Operations (RMS)</i>	\$54,184	\$27,092	\$27,092	\$54,184	\$57,652
<i>Facility Maintenance (RMS)</i>	\$51,796	\$25,898	\$25,898	\$51,796	\$55,111
<i>Pool Maintenance (RMS)</i>	\$14,317	\$6,950	\$6,950	\$13,900	\$15,233
<i>Pool Chemicals (PoolSure)</i>	\$13,524	\$5,423	\$9,129	\$14,552	\$17,463
<i>Janitorial Services (RMS)</i>	\$9,064	\$4,400	\$4,400	\$8,800	\$9,644
<i>Common Area Waste Collection (RMS)</i>	\$19,344	\$9,672	\$9,672	\$19,344	\$20,582
<i>Program Director (RMS)</i>	\$2,722	\$1,361	\$1,361	\$2,722	\$2,896
<i>Refuse Service (Waste Management)</i>	\$11,424	\$5,513	\$5,712	\$11,225	\$11,900
<i>Security (Alpha Dog and Envera)</i>	\$6,409	\$6,304	\$3,138	\$9,442	\$7,755
<i>Special Events</i>	\$9,000	\$15,840	\$6,800	\$22,640	\$20,000
<i>Holiday Decorations</i>	\$6,772	\$2,580	\$4,192	\$6,772	\$6,772
<i>Pressure Washing</i>	\$2,700	\$950	\$1,600	\$2,550	\$2,700
<b>Total Amenity Center Expenses</b>	<b>\$463,239</b>	<b>\$229,293</b>	<b>\$240,963</b>	<b>\$470,256</b>	<b>\$522,879</b>
<i>Grounds Maintenance</i>					
<i>Streetlighting (FPL)</i>	\$40,500	\$19,612	\$20,115	\$39,727	\$42,111
<i>Lake Maintenance (Future Horizons)</i>	\$14,100	\$6,122	\$7,346	\$13,468	\$16,500
<i>Landscape Maintenance (Trimac)</i>	\$350,698	\$140,724	\$140,724	\$281,448	\$289,884
<i>Landscape Contingency</i>	\$28,000	\$14,572	\$13,428	\$28,000	\$28,000
<i>Irrigation Repairs</i>	\$6,000	\$1,555	\$4,445	\$6,000	\$6,000
<b>Total Grounds Maintenance Expenses</b>	<b>\$439,298</b>	<b>\$182,584</b>	<b>\$186,058</b>	<b>\$368,643</b>	<b>\$382,495</b>
<i>Reserves</i>					
<i>Capital Reserves</i>	\$245,986	\$0	\$245,986	\$245,986	\$225,845
<b>Total Reserve Expenses</b>	<b>\$245,986</b>	<b>\$0</b>	<b>\$245,986</b>	<b>\$245,986</b>	<b>\$225,845</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,311,461</b>	<b>\$493,049</b>	<b>\$757,265</b>	<b>\$1,250,314</b>	<b>\$1,299,978</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$0</b>	<b>\$676,910</b>	<b>-\$676,910</b>	<b>\$0</b>	<b>\$0</b>

	<b>FY 2022</b>	<b>FY 2023</b>	
<i>Net Assessments</i>	<b>\$ 1,207,047</b>	<b>\$ 1,294,978</b>	
<i>Add: Discounts &amp; Collections</i>	<b>\$ 77,010</b>	<b>\$ 82,620</b>	
<i>Gross Assessments</i>	<b>\$ 1,284,057</b>	<b>\$ 1,377,597</b>	
<i>Lots:</i>			
<i>Phase I Lots</i>	<b>740</b>	<b>740</b>	
<i>Phase II Lots</i>	<b>219</b>	<b>219</b>	<b>Increase</b>
<i>Total Lots</i>	<b>959</b>	<b>959</b>	7.3%
<i>Per Lot Assessment</i>	<b>\$ 1,338.96</b>	<b>\$ 1,436.50</b>	\$ 97.54



**Turnbull Creek Community Development District**  
**General Fund - Budget**

<b>Description</b>	<b>Adopted Budget FY 2022</b>	<b>Actual 3/31/22</b>	<b>Next 6 Months</b>	<b>Projected 9/30/22</b>	<b>Proposed Budget FY 2023</b>
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<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$0</b>	<b>\$676,910</b>	<b>-\$676,910</b>	<b>\$0</b>	<b>\$0</b>

	<b>FY 2022</b>	<b>FY 2023</b>	
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<b>Per Lot Assessment</b>	<b>\$ 1,338.96</b>	<b>\$ 1,436.50</b>	\$ 97.54

*Turnbull Creek*  
*Community Development District*  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

**REVENUES:**

*Maintenance Assessments*

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

*Interest Income*

Interest income from maintenance assessments income of the District that will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

*Miscellaneous*

Income from miscellaneous deposits such as UPS, Soccer Team, and HOA Contributions.

*Amenities Revenues*

Income derived from Recreation Programs, Rental Revenue, Access Cards, and Special Events benefitting the District.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Florida Statutes allow each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending an estimated 7 annual meetings.

*FICA Expense*

FICA expense represents the Employer's (District's) share of Social Security and Medicare taxes withheld from the fee paid to the Board of Supervisors.

*Engineering*

The District's engineering firm, Johnson, Mirmiran & Thompson Inc (JMT), provides general engineering services to the District, including attendance and preparation for board meetings, review invoices, etc.

*Arbitrage*

The District is required to have an annual arbitrage rebate calculation prepared for its Series 2015A-1/A-2/B-1/B-2 and the Series 2016, Special Assessment Bonds. Grau & Associates currently provides this calculation.

*Turnbull Creek*  
*Community Development District*  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

*Dissemination Agent*

The Annual Disclosure Report prepared by Rizzetta & Company and required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

*Trustee*

The District's Series 2015A-1/A-2/B-1/B-2 are held by a Trustee with US Bank and Series 2016, Special Assessment Bonds are held by a Trustee with Hancock Whitney Treasury. This amount represents the annual fee for the administration of the District's bond issues.

*Attorney*

The District's legal counsel, KE Law Group PLLC, will provide general legal services to the District, i.e. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc.

*Tax Roll Assessments*

Rizzetta & Company serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector and maintain the District's Lien Book.

*Annual Audit*

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Berger, Toombs, Elam, Gaines, and Frank CPA currently serves as the District's Independent Auditor.

*Management Fees*

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Rizzetta & Company.

*Information Technology*

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements. Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

*Telephone*

Telephone and fax machine

*Postage*

Mailing of agenda packages, overnight deliveries, correspondence, etc.

*Turnbull Creek*  
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Printing

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance (General Liability)

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies. The premium is based upon amounts charged to similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc and uses The St. Augustine Record.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Amenity Center:**

Insurance (Property)

The District's property Insurance policy is with Florida Insurance Alliance, FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Pest Control

The district is contracted with Turner Pest Control to provide pest control services to treat for termites and other insects and purchase of termite bond.

Repair & Replacements

The District has facility maintenance needs, which include surrounding recreational areas, mail kiosk, and lake banks whose cost is not otherwise covered under a contractual agreement.

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Recreational Passes

Represents the estimated cost for access cards to the District's Amenity Center

Office Supplies

Represents any supplies needed for the operation of the Amenity Center.

Other Current Charges

Any unanticipated cost to the Amenity Center.

Permit Fees/Licenses

Represents Permit Fees paid to the Department of Health for the swimming pool and other license that the amenity center may require from ASCAP, BMI, and SEASAC.

Water & Sewer

The cost of water / sewer associated at the Amenity Center from St Johns County Utility Department.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
515577-114371	101 W Positano Ave - Water	\$ 300	\$ 3,600
532445-124596	123 E Franchetta Dr - Water	\$ 35	\$ 420
532445-124406	4106 Messina Dr - Water	\$ 38	\$ 456
532445-124405	168 Toscana Ln	\$ 15	\$ 180
515577-114371	101 W Positano Ave - Sewer	\$ 300	\$ 3,600
532445-124596	123 E Franchetta Dr - Sewer	\$ 42	\$ 504
	Contingency	\$ 360	\$ 4,320
	Total	\$ 1,090	\$ 13,080

Electric

The cost of electric at the Amenity Center supplied from FPL.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
9623601409	100 Terrancina Dr # Light	\$ 40	\$ 480
9561370132	100 W Positano Ave	\$ 40	\$ 480
5841524282	111 W Positano Ave # Kiosk	\$ 30	\$ 360
8189715355	168 Toscana Lane	\$ 88	\$ 1,056
2781798307	5085 State Road 16 # Light	\$ 70	\$ 840
5191830404	5335 San Giaconio	\$ 18	\$ 216
6555783429	5335 State Rd 16 #1	\$ 40	\$ 480
5907098254	90 E Franchetta Ln # Light	\$ 15	\$ 180
2722888282	101 W Positano Ave	\$ 1,900	\$ 22,800
6889119035	101 W Positano Ave #1	\$ 390	\$ 4,680
	Contingency	\$ 639	\$ 7,668
	Total	\$ 3,270	\$ 39,240

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Telephone/Cable/Internet

Comcast is providing the District cost-free phone, cable, and internet service under terms of an agreement reached between the District and Comcast.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Comcast	340	4,079

Lifeguards/Pool Monitors

The District is under contract with Riverside Management Services and this is the cost to provide pool attendants, pool monitors, and lifeguards during the operating season

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	3,248	38,975

Facility Monitor

The District is under contract with Riverside Management Services for a variety of clubhouse services including facility monitors for amenity center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	2,302	27,627

Facility Management

The District is under contract with Riverside Management Services for a variety of clubhouse services including an onsite Manager.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	5,717	68,608

Facility Attendants

The District is under contract with Riverside Management Services to provide recreational activities at the Amenity Center and will have on-site personnel during daily hours of operation.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	1,541	18,494

Field Operations

The District is under contract with Riverside Management Services to provide field operations & contract administration services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	4,804	57,652



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Facility Maintenance

The District is under contract with Riverside Management Services for the maintenance of the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	4,593	55,111

Pool Maintenance

The District is under contract with Riverside Management Services for the maintenance of the Amenity Center swimming pool and facilities.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	1,269	15,233

Pool Chemicals

The District, contracts with Poolsure Inc, to provide chemicals necessary for the maintenance of the Amenity Center swimming pool.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure 6 months	928	5,570
Poolsure 6 months	1,522	9,129
Contingency	230	2,764
	2,680	17,463

Janitorial Services

The District is under contract with Riverside Management Services to have janitorial services provided for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	804	9,644

Common Area Waste Collection

Garbage waste pickup in mail kiosk and other common areas provided by Riverside Management Services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$1,715	\$20,582

Program Director

The District will provide a part-time Program Director under the Riverside Management Services contract in order to facilitate activities provided by RMS.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$241	\$2,896

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Refuse Service

Garbage disposal service is with Waste Management.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Advance Disposal	992	11,900

Security

The District has contracted with Hidden Eyes DBA Envera for security monitoring for the Amenity Center billed quarterly and Alpha Dog for Cloud Access control monthly services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Envera	493	5,916
Alpha Dog	30	360
	646	7,755

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents cost for rental and installation of holiday decorations and lighting for entry monuments and amenity center.

Pressure Washing

Cost to pressure clean amenity building and grounds.

**Ground Maintenance:**

Streetlighting

The District street lighting cost for the community supplied by FPL.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
2298893591	W Bonaventure Way	\$ 3,200	\$ 38,400
4217317033	Verona Way	\$ 90	\$ 1,080
	Contingency	\$ 219	\$ 2,631
	Total	\$ 3,509	\$ 42,111

Lake Maintenance

The District has 22 storm water management ponds that are required by the County and the St. Johns River Water Management District to provide for treatment of storm water runoff. The District is under contract with Future Horizons. to maintain the 22 storm water ponds.

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*GENERAL FUND BUDGET*  
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Contract	Monthly	Annual Amount
Future Horizons	\$ 1,375	\$ 16,500

*Landscape Maintenance*

The District is under contract with Trimac to have the landscaping of the common areas of the District maintained.

<u>Contract</u>	<u>Monthly</u>	<u>Annual Amount</u>
Trimac	\$ 24,157	\$ 289,884

*Landscape Contingency*

Any unanticipated landscape cost for tree removal or other landscape cost incurred by the District.

*Irrigation Repairs*

Any miscellaneous irrigation repairs and maintenance incurred by the District.

*Capital Reserves*

Future funding needed for the upkeep of Turnbull Creek infrastructure.

# Turnbull Creek

Community Development District

## Debt Service Fund

Series 2015 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual 3/31/22</i>	<i>Next 6 Months</i>	<i>Projected 9/30/22</i>	<i>Proposed Budget FY 2023</i>
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### Revenues

<i>Carry Forward Surplus (1)</i>	\$229,349	\$238,646	\$0	\$238,646	\$225,949
<i>Interest Income</i>	\$250	\$92	\$174	\$266	\$250
<i>Assessments</i>	\$985,875	\$948,755	\$37,119	\$985,875	\$985,875
<i>Prepayments A1</i>	\$0	\$19,922	\$0	\$19,922	\$0
<i>Prepayments A2</i>	\$0	\$5,096	\$0	\$5,096	\$0

<b><i>Total Revenues</i></b>	<b>\$1,215,474</b>	<b>\$1,212,511</b>	<b>\$37,293</b>	<b>\$1,249,804</b>	<b>\$1,212,074</b>
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### Expenditures

#### Series 2015 A-1

<i>Interest 11/1</i>	\$165,978	\$165,978	\$0	\$165,978	\$158,556
<i>Interest 5/1</i>	\$165,978	\$0	\$165,978	\$165,978	\$158,556
<i>Principal 5/1</i>	\$445,000	\$0	\$445,000	\$445,000	\$460,000
<i>Special Call 5/1</i>	\$0	\$0	\$20,000	\$20,000	\$0

#### Series 2015 A-2

<i>Interest 11/1</i>	\$48,450	\$48,450	\$0	\$48,450	\$45,363
<i>Interest 5/1</i>	\$48,450	\$0	\$48,450	\$48,450	\$45,363
<i>Principal 5/1</i>	\$105,000	\$0	\$105,000	\$105,000	\$110,000
<i>Special Call 5/1</i>	\$0	\$0	\$25,000	\$25,000	\$0

<b><i>Total Expenditures</i></b>	<b>\$978,855</b>	<b>\$214,428</b>	<b>\$809,428</b>	<b>\$1,023,855</b>	<b>\$977,836</b>
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<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$236,619</b>	<b>\$998,083</b>	<b>-\$772,134</b>	<b>\$225,949</b>	<b>\$234,238</b>
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(1) Net of Debt Service Reserve Funds

### Debt Service for 11/01/2022

<i>Interest</i>	<b>\$150,736</b>
<i>Interest</i>	<b>\$42,750</b>
<i>Total</i>	<b>\$193,486</b>

<i>Net Assessments</i>	<b>\$985,875</b>
<i>Add: Disc. and Collections (6%)</i>	<b>\$62,899</b>
<i>Gross Assessments</i>	<b>\$1,048,774</b>
<i>Units</i>	<b>740</b>

**Turnbull Creek**  
**Community Development District**  
*Series 2015A-1 Senior Assessment Bonds*  
**AMORTIZATION SCHEDULE**

<b>DATE</b>		<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22	\$	7,675,000.00		- \$	158,555.63	\$ 158,555.63
05/01/23	\$	7,675,000.00	3.400%	\$ 460,000.00	158,555.63	-
11/01/23	\$	7,215,000.00		- \$	150,735.63	\$ 769,291.26
05/01/24	\$	7,215,000.00	3.650%	\$ 475,000.00	150,735.63	-
11/01/24	\$	6,740,000.00		- \$	142,066.88	\$ 767,802.51
05/01/25	\$	6,740,000.00	3.750%	\$ 495,000.00	142,066.88	-
11/01/25	\$	6,245,000.00		- \$	132,785.63	\$ 769,852.51
05/01/26	\$	6,245,000.00	3.800%	\$ 515,000.00	132,785.63	-
11/01/26	\$	5,730,000.00		- \$	122,871.88	\$ 770,657.51
05/01/27	\$	5,730,000.00	4.000%	\$ 525,000.00	122,871.88	-
11/01/27	\$	5,205,000.00		- \$	112,371.86	\$ 760,243.74
05/01/28	\$	5,205,000.00	4.250%	\$ 560,000.00	112,371.86	-
11/01/28	\$	4,645,000.00		- \$	100,471.88	\$ 772,843.74
05/01/29	\$	4,645,000.00	4.250%	\$ 580,000.00	100,471.88	-
11/01/29	\$	4,065,000.00		- \$	88,146.88	\$ 768,618.76
05/01/30	\$	4,065,000.00	4.250%	\$ 605,000.00	88,146.88	-
11/01/30	\$	3,460,000.00		- \$	75,290.63	\$ 768,437.51
05/01/31	\$	3,460,000.00	4.250%	\$ 635,000.00	75,290.63	-
11/01/31	\$	2,825,000.00		- \$	61,796.88	\$ 772,087.51
05/01/32	\$	2,825,000.00	4.375%	\$ 660,000.00	61,796.88	-
11/01/32	\$	2,165,000.00		- \$	47,359.38	\$ 769,156.26
05/01/33	\$	2,165,000.00	4.375%	\$ 690,000.00	47,359.38	-
11/01/33	\$	1,475,000.00		- \$	32,265.63	\$ 769,625.01
05/01/34	\$	1,475,000.00	4.375%	\$ 720,000.00	32,265.63	-
11/01/34	\$	755,000.00		- \$	16,515.63	\$ 768,781.26
05/01/35	\$	755,000.00	4.375%	\$ 755,000.00	16,515.63	-
11/01/35	\$	-		-		\$ 771,515.63
				\$ 7,675,000.00	\$ 2,482,468.84	\$ 10,157,468.84

**Turnbull Creek**  
**Community Development District**  
*Series 2015A-2 Senior Assessment Bonds*  
**AMORTIZATION SCHEDULE**

<b>DATE</b>		<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22	\$	1,910,000.00		- \$	45,362.50	\$ 45,362.50
05/01/23	\$	1,910,000.00	4.750%	\$ 110,000.00	\$ 45,362.50	-
11/01/23	\$	1,800,000.00		- \$	42,750.00	\$ 198,112.50
05/01/24	\$	1,800,000.00	4.750%	\$ 115,000.00	\$ 42,750.00	-
11/01/24	\$	1,685,000.00		- \$	40,018.75	\$ 197,768.75
05/01/25	\$	1,685,000.00	4.750%	\$ 120,000.00	\$ 40,018.75	-
11/01/25	\$	1,565,000.00		- \$	37,168.75	\$ 197,187.50
05/01/26	\$	1,565,000.00	4.750%	\$ 125,000.00	\$ 37,168.75	-
11/01/26	\$	1,440,000.00		- \$	34,200.00	\$ 196,368.75
05/01/27	\$	1,440,000.00	4.750%	\$ 130,000.00	\$ 34,200.00	-
11/01/27	\$	1,310,000.00		- \$	31,112.50	\$ 195,312.50
05/01/28	\$	1,310,000.00	4.750%	\$ 140,000.00	\$ 31,112.50	-
11/01/28	\$	1,170,000.00		- \$	27,787.50	\$ 198,900.00
05/01/29	\$	1,170,000.00	4.750%	\$ 145,000.00	\$ 27,787.50	-
11/01/29	\$	1,025,000.00		- \$	24,343.75	\$ 197,131.25
05/01/30	\$	1,025,000.00	4.750%	\$ 150,000.00	\$ 24,343.75	-
11/01/30	\$	875,000.00		- \$	20,781.25	\$ 195,125.00
05/01/31	\$	875,000.00	4.750%	\$ 160,000.00	\$ 20,781.25	-
11/01/31	\$	715,000.00		- \$	16,981.25	\$ 197,762.50
05/01/32	\$	715,000.00	4.750%	\$ 165,000.00	\$ 16,981.25	-
11/01/32	\$	550,000.00		- \$	13,062.50	\$ 195,043.75
05/01/33	\$	550,000.00	4.750%	\$ 175,000.00	\$ 13,062.50	-
11/01/33	\$	375,000.00		- \$	8,906.25	\$ 196,968.75
05/01/34	\$	375,000.00	4.750%	\$ 185,000.00	\$ 8,906.25	-
11/01/34	\$	190,000.00		- \$	4,512.50	\$ 198,418.75
05/01/35	\$	190,000.00	4.750%	\$ 190,000.00	\$ 4,512.50	-
11/01/35	\$	-		- \$	-	\$ 194,512.50
						-
				\$ 1,910,000.00	\$ 693,975.00	\$ 2,603,975.00



**Turnbull Creek**  
Community Development District

**Debt Service Fund**  
Pond Bank Remediation Series 2015B

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual 3/31/22</i>	<i>Next 6 Months</i>	<i>Projected 9/30/22</i>	<i>Proposed Budget FY 2023</i>
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**Revenues**

<i>Carry Forward Surplus (1)</i>	\$33,435	\$34,181	\$0	\$34,181	\$39,543
<i>Interest Income</i>	\$0	\$9	\$12	\$21	\$0
<i>Assessments</i>	\$78,986	\$76,013	\$2,974	\$78,987	\$78,986
<i>Prepayments B1</i>	\$0	\$1,787	\$0	\$1,787	\$0
<i>Prepayments B2</i>	\$0	\$455	\$0	\$455	\$0

<b><i>Total Revenues</i></b>	<b>\$112,421</b>	<b>\$112,444</b>	<b>\$2,986</b>	<b>\$115,430</b>	<b>\$118,529</b>
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**Expenditures**

**Series 2015B1**

<i>Interest 11/1</i>	\$19,535	\$19,250	\$0	\$19,250	\$18,856
<i>Interest 5/1</i>	\$19,535	\$0	\$19,250	\$19,250	\$18,856
<i>Principal 5/1</i>	\$20,000	\$0	\$25,000	\$25,000	\$25,000

**Series 2015B2**

<i>Interest 11/1</i>	\$5,075	\$5,194	\$0	\$5,194	\$4,956
<i>Interest 5/1</i>	\$5,075	\$0	\$5,194	\$5,194	\$4,956
<i>Principal 5/1</i>	\$5,000	\$0	\$2,000	\$2,000	\$5,000

<b><i>Total Expenditures</i></b>	<b>\$74,220</b>	<b>\$24,444</b>	<b>\$51,444</b>	<b>\$75,888</b>	<b>\$77,625</b>
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<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$38,201</b>	<b>\$88,001</b>	<b>-\$48,458</b>	<b>\$39,543</b>	<b>\$40,904</b>
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(1) Net of Debt Service Reserve Funds

**Debt Service for 11/01/2022**

<b><i>Interest</i></b>	<b>\$18,431</b>
	<b>\$4,838</b>
<b><i>Total</i></b>	<b>\$23,269</b>

<b><i>Net Assessments</i></b>	<b>\$79,318</b>
<b><i>Add: Disc. and Collections (6%)</i></b>	<b>\$5,063</b>
<b><i>Gross Assessments</i></b>	<b>\$84,381</b>
<b><i>Units</i></b>	<b>959</b>

**Turnbull Creek**  
**Community Development District**  
*Series 2015B-1 Senior Assessment Bonds*  
**AMORTIZATION SCHEDULE**

<b>DATE</b>		<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22	\$	870,000.00	3.150%	-	\$ 18,856.25	\$ 63,106.25
05/01/23	\$	870,000.00	3.400%	\$ 25,000.00	\$ 18,856.25	-
11/01/23	\$	845,000.00	3.400%	-	\$ 18,431.25	\$ 62,287.50
05/01/24	\$	845,000.00	3.750%	\$ 25,000.00	\$ 18,431.25	-
11/01/24	\$	820,000.00	3.750%	-	\$ 17,975.00	\$ 61,406.25
05/01/25	\$	820,000.00	3.850%	\$ 25,000.00	\$ 17,975.00	-
11/01/25	\$	795,000.00	3.850%	-	\$ 17,506.25	\$ 60,481.25
05/01/26	\$	795,000.00	4.000%	\$ 25,000.00	\$ 17,506.25	-
11/01/26	\$	770,000.00	4.000%	-	\$ 17,025.00	\$ 59,531.25
05/01/27	\$	770,000.00	4.000%	\$ 25,000.00	\$ 17,025.00	-
11/01/27	\$	745,000.00	4.000%	-	\$ 16,525.00	\$ 58,550.00
05/01/28	\$	745,000.00	4.250%	\$ 30,000.00	\$ 16,525.00	-
11/01/28	\$	715,000.00	4.250%	-	\$ 15,887.50	\$ 62,412.50
05/01/29	\$	715,000.00	4.250%	\$ 30,000.00	\$ 15,887.50	-
11/01/29	\$	685,000.00	4.250%	-	\$ 15,250.00	\$ 61,137.50
05/01/30	\$	685,000.00	4.250%	\$ 30,000.00	\$ 15,250.00	-
11/01/30	\$	655,000.00	4.250%	-	\$ 14,612.50	\$ 59,862.50
05/01/31	\$	655,000.00	4.250%	\$ 30,000.00	\$ 14,612.50	-
11/01/31	\$	625,000.00	4.250%	-	\$ 13,975.00	\$ 58,587.50
05/01/32	\$	625,000.00	4.375%	\$ 30,000.00	\$ 13,975.00	-
11/01/32	\$	595,000.00	4.375%	-	\$ 13,318.75	\$ 57,293.75
05/01/33	\$	595,000.00	4.375%	\$ 35,000.00	\$ 13,318.75	-
11/01/33	\$	560,000.00	4.375%	-	\$ 12,553.13	\$ 60,871.88
05/01/34	\$	560,000.00	4.375%	\$ 35,000.00	\$ 12,553.13	-
11/01/34	\$	525,000.00	4.375%	-	\$ 11,787.50	\$ 59,340.63
05/01/35	\$	525,000.00	4.375%	\$ 40,000.00	\$ 11,787.50	-
11/01/35	\$	485,000.00	4.375%	-	\$ 10,912.50	\$ 62,700.00
05/01/36	\$	485,000.00	4.500%	\$ 40,000.00	\$ 10,912.50	-
11/01/36	\$	445,000.00	4.500%	-	\$ 10,012.50	\$ 60,925.00
05/01/37	\$	445,000.00	4.500%	\$ 40,000.00	\$ 10,012.50	-
11/01/37	\$	405,000.00	4.500%	-	\$ 9,112.50	\$ 59,125.00
05/01/38	\$	405,000.00	4.500%	\$ 45,000.00	\$ 9,112.50	-
11/01/38	\$	360,000.00	4.500%	-	\$ 8,100.00	\$ 62,212.50
05/01/39	\$	360,000.00	4.500%	\$ 45,000.00	\$ 8,100.00	-
11/01/39	\$	315,000.00	4.500%	-	\$ 7,087.50	\$ 60,187.50
05/01/40	\$	315,000.00	4.500%	\$ 45,000.00	\$ 7,087.50	-
11/01/40	\$	270,000.00	4.500%	-	\$ 6,075.00	\$ 58,162.50
05/01/41	\$	270,000.00	4.500%	\$ 50,000.00	\$ 6,075.00	-
11/01/41	\$	220,000.00	4.500%	-	\$ 4,950.00	\$ 61,025.00
05/01/42	\$	220,000.00	4.500%	\$ 50,000.00	\$ 4,950.00	-
11/01/42	\$	170,000.00	4.500%	-	\$ 3,825.00	\$ 58,775.00
05/01/43	\$	170,000.00	4.500%	\$ 55,000.00	\$ 3,825.00	-
11/01/43	\$	115,000.00	4.500%	-	\$ 2,587.50	\$ 61,412.50
05/01/44	\$	115,000.00	4.500%	\$ 55,000.00	\$ 2,587.50	-
11/01/44	\$	60,000.00	4.500%	-	\$ 1,350.00	\$ 58,937.50
05/01/45	\$	60,000.00	4.500%	\$ 60,000.00	\$ 1,350.00	-
11/01/45						\$ 61,350.00
				\$ 870,000.00	\$ 535,431.26	\$ 1,449,681.26

**Turnbull Creek**  
**Community Development District**  
*Series 2015B-2 Subordinate Special Assessment Bonds*  
**AMORTIZATION SCHEDULE**

<b>DATE</b>		<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22	\$	205,000.00	4.750%	-	\$ 4,956.25	\$ 4,956.25
05/01/23	\$	205,000.00	4.750%	\$ 5,000.00	\$ 4,956.25	-
11/01/23	\$	200,000.00	4.750%	-	\$ 4,837.50	\$ 14,793.75
05/01/24	\$	200,000.00	4.750%	\$ 5,000.00	\$ 4,837.50	-
11/01/24	\$	195,000.00	4.750%	-	\$ 4,718.75	\$ 14,556.25
05/01/25	\$	195,000.00	4.750%	\$ 5,000.00	\$ 4,718.75	-
11/01/25	\$	190,000.00	4.750%	-	\$ 4,600.00	\$ 14,318.75
05/01/26	\$	190,000.00	4.750%	\$ 5,000.00	\$ 4,600.00	-
11/01/26	\$	185,000.00	4.750%	-	\$ 4,481.25	\$ 14,081.25
05/01/27	\$	185,000.00	4.750%	\$ 5,000.00	\$ 4,481.25	-
11/01/27	\$	180,000.00	4.750%	-	\$ 4,362.50	\$ 13,843.75
05/01/28	\$	180,000.00	4.750%	\$ 5,000.00	\$ 4,362.50	-
11/01/28	\$	175,000.00	4.750%	-	\$ 4,243.75	\$ 13,606.25
05/01/29	\$	175,000.00	4.750%	\$ 5,000.00	\$ 4,243.75	-
11/01/29	\$	170,000.00	4.750%	-	\$ 4,125.00	\$ 13,368.75
05/01/30	\$	170,000.00	4.750%	\$ 5,000.00	\$ 4,125.00	-
11/01/30	\$	165,000.00	4.750%	-	\$ 4,006.25	\$ 13,131.25
05/01/31	\$	165,000.00	4.750%	\$ 5,000.00	\$ 4,006.25	-
11/01/31	\$	160,000.00	4.750%	-	\$ 3,887.50	\$ 12,893.75
05/01/32	\$	160,000.00	4.750%	\$ 10,000.00	\$ 3,887.50	-
11/01/32	\$	150,000.00	4.750%	-	\$ 3,650.00	\$ 17,537.50
05/01/33	\$	150,000.00	4.750%	\$ 10,000.00	\$ 3,650.00	-
11/01/33	\$	140,000.00	4.750%	-	\$ 3,412.50	\$ 17,062.50
05/01/34	\$	140,000.00	4.750%	\$ 10,000.00	\$ 3,412.50	-
11/01/34	\$	130,000.00	4.750%	-	\$ 3,175.00	\$ 16,587.50
05/01/35	\$	130,000.00	4.750%	\$ 10,000.00	\$ 3,175.00	-
11/01/35	\$	120,000.00	4.750%	-	\$ 2,937.50	\$ 16,112.50
05/01/36	\$	120,000.00	4.750%	\$ 10,000.00	\$ 2,937.50	-
11/01/36	\$	110,000.00	4.750%	-	\$ 2,700.00	\$ 15,637.50
05/01/37	\$	110,000.00	4.750%	\$ 10,000.00	\$ 2,700.00	-
11/01/37	\$	100,000.00	4.750%	-	\$ 2,462.50	\$ 15,162.50
05/01/38	\$	100,000.00	4.750%	\$ 10,000.00	\$ 2,462.50	-
11/01/38	\$	90,000.00	4.750%	-	\$ 2,225.00	\$ 14,687.50
05/01/39	\$	90,000.00	4.750%	\$ 10,000.00	\$ 2,225.00	-
11/01/39	\$	80,000.00	4.750%	-	\$ 1,987.50	\$ 14,212.50
05/01/40	\$	80,000.00	4.750%	\$ 10,000.00	\$ 1,987.50	-
11/01/40	\$	70,000.00	4.750%	-	\$ 1,750.00	\$ 13,737.50
05/01/41	\$	70,000.00	5.000%	\$ 10,000.00	\$ 1,750.00	-
11/01/41	\$	60,000.00	5.000%	-	\$ 1,500.00	\$ 13,250.00
05/01/42	\$	60,000.00	5.000%	\$ 15,000.00	\$ 1,500.00	-
11/01/42	\$	45,000.00	5.000%	-	\$ 1,125.00	\$ 17,625.00
05/01/43	\$	45,000.00	5.000%	\$ 15,000.00	\$ 1,125.00	-
11/01/43	\$	30,000.00	5.000%	-	\$ 750.00	\$ 16,875.00
05/01/44	\$	30,000.00	5.000%	\$ 15,000.00	\$ 750.00	-
11/01/44	\$	15,000.00	5.000%	-	\$ 375.00	\$ 16,125.00
05/01/45	\$	15,000.00	5.000%	\$ 15,000.00	\$ 375.00	-
11/01/45					\$	\$ 15,375.00
				\$ 205,000.00	\$ 144,537.50	\$ 349,537.50

# Turnbull Creek

Community Development District

Debt Service Fund

Series 2016

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual 3/31/22</i>	<i>Next 6 Months</i>	<i>Projected 9/30/22</i>	<i>Proposed Budget FY 2023</i>
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## Revenues

<i>Carry Forward Surplus</i>	\$70,251	\$72,940	\$0	\$72,940	\$72,320
<i>Interest Income</i>	\$0	\$19	\$62	\$81	\$0
<i>Assessments - Tax Collector</i>	\$286,513	\$275,718	\$10,787	\$286,505	\$286,513

<b><i>Total Revenues</i></b>	<b>\$356,764</b>	<b>\$348,677</b>	<b>\$10,849</b>	<b>\$359,526</b>	<b>\$358,833</b>
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## Expenditures

### Series 2016

<i>Interest 11/1</i>	\$63,603	\$63,603	\$0	\$63,603	\$63,603
<i>Interest 5/1</i>	\$63,603	\$0	\$63,603	\$63,603	\$63,603
<i>Principal 5/1</i>	\$160,000	\$0	\$160,000	\$160,000	\$160,000

<b><i>Total Expenditures</i></b>	<b>\$287,206</b>	<b>\$63,603</b>	<b>\$223,603</b>	<b>\$287,206</b>	<b>\$287,206</b>
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<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$69,558</b>	<b>\$285,074</b>	<b>-\$212,754</b>	<b>\$72,320</b>	<b>\$71,627</b>
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### Debt Service for 11/01/2023:

<i>Interest</i>	<b>\$60,643</b>
<i>Total</i>	<b>\$60,643</b>

<i>Net Assessments</i>	<b>\$286,513</b>
<i>Add: Discounts and Collections (6%)</i>	<b>\$18,280</b>
<i>Gross Assessments</i>	<b>\$304,792</b>
<i>Units</i>	<b>219</b>

**Turnbull Creek**  
**Community Development District**  
*Series 2016 Special Assessment Refunding and Revenue Bond*

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22	\$ 3,278,000.00	3.70%	- \$	60,643.00	\$ 60,643.00
05/01/23	\$ 3,278,000.00	3.70%	\$ 167,000.00	\$ 60,643.00	-
11/01/23	\$ 3,111,000.00	3.70%	- \$	57,553.50	\$ 285,196.50
05/01/24	\$ 3,111,000.00	3.70%	\$ 173,000.00	\$ 57,553.50	-
11/01/24	\$ 2,938,000.00	3.70%	- \$	54,353.00	\$ 284,906.50
05/01/25	\$ 2,938,000.00	3.70%	\$ 179,000.00	\$ 54,353.00	-
11/01/25	\$ 2,759,000.00	3.70%	- \$	51,041.50	\$ 284,394.50
05/01/26	\$ 2,759,000.00	3.70%	\$ 186,000.00	\$ 51,041.50	-
11/01/26	\$ 2,573,000.00	3.70%	- \$	47,600.50	\$ 284,642.00
05/01/27	\$ 2,573,000.00	3.70%	\$ 193,000.00	\$ 47,600.50	-
11/01/27	\$ 2,380,000.00	3.70%	- \$	44,030.00	\$ 284,630.50
05/01/28	\$ 2,380,000.00	3.70%	\$ 200,000.00	\$ 44,030.00	-
11/01/28	\$ 2,180,000.00	3.70%	- \$	40,330.00	\$ 284,360.00
05/01/29	\$ 2,180,000.00	3.70%	\$ 208,000.00	\$ 40,330.00	-
11/01/29	\$ 1,972,000.00	3.70%	- \$	36,482.00	\$ 284,812.00
05/01/30	\$ 1,972,000.00	3.70%	\$ 216,000.00	\$ 36,482.00	-
11/01/30	\$ 1,756,000.00	3.70%	- \$	32,486.00	\$ 284,968.00
05/01/31	\$ 1,756,000.00	3.70%	\$ 224,000.00	\$ 32,486.00	-
11/01/31	\$ 1,532,000.00	3.70%	- \$	28,342.00	\$ 284,828.00
05/01/32	\$ 1,532,000.00	3.70%	\$ 232,000.00	\$ 28,342.00	-
11/01/32	\$ 1,300,000.00	3.70%	- \$	24,050.00	\$ 284,392.00
05/01/33	\$ 1,300,000.00	3.70%	\$ 241,000.00	\$ 24,050.00	-
11/01/33	\$ 1,059,000.00	3.70%	- \$	19,591.50	\$ 284,641.50
05/01/34	\$ 1,059,000.00	3.70%	\$ 250,000.00	\$ 19,591.50	-
11/01/34	\$ 809,000.00	3.70%	- \$	14,966.50	\$ 284,558.00
05/01/35	\$ 809,000.00	3.70%	\$ 260,000.00	\$ 14,966.50	-
11/01/35	\$ 549,000.00	3.70%	- \$	10,156.50	\$ 285,123.00
05/01/36	\$ 549,000.00	3.70%	\$ 269,000.00	\$ 10,156.50	-
11/01/36	\$ 280,000.00	3.70%	- \$	5,180.00	\$ 284,336.50
05/01/37	\$ 280,000.00	3.70%	\$ 280,000.00	\$ 5,180.00	-
11/01/37	\$ 280,000.00	3.70%			\$ 285,180.00
					-
			\$ 3,278,000.00	\$ 1,053,612.00	\$ 4,331,612.00

# Turnbull Creek

## Community Development District

## Capital Reserve Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual 3/31/22</i>	<i>Next 6 Months</i>	<i>Projected 9/30/22</i>	<i>Proposed Budget FY 2023</i>
<b><u>REVENUES:</u></b>					
Capital Reserve - Transfer In	\$245,986	\$0	\$245,986	\$245,986	\$225,845
Carry Forward Surplus	\$331,853	\$371,433	\$0	\$371,433	\$519,029
<b><i>Total Revenues</i></b>	<b>\$577,839</b>	<b>\$371,433</b>	<b>\$245,986</b>	<b>\$617,419</b>	<b>\$744,874</b>
<b><u>EXPENDITURES:</u></b>					
Repair and Replacement	\$50,000	\$31,327	\$0	\$31,327	\$50,000
Capital Outlay	\$50,000	\$66,862	\$0	\$66,862	\$50,000
Other Current Charges	\$300	\$46	\$156	\$202	\$300
<b><i>Total Expenditures</i></b>	<b>\$100,300</b>	<b>\$98,235</b>	<b>\$156</b>	<b>\$98,391</b>	<b>\$100,300</b>
<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$477,539</b>	<b>\$273,199</b>	<b>\$245,830</b>	<b>\$519,029</b>	<b>\$644,574</b>



## **Tab 8**

MINUTES OF MEETING  
TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, May 17, 2022 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Chris DelBene	Chairman
Diana Jordan-Burks	Vice Chairperson
Brian J. Wing	Supervisor
Chuck Labanowski	Supervisor
Jeremy Vencil	Supervisor by telephone

Also Present were:

Jim Oliver	District Manager
Jennifer Kilinski	District Counsel
Steve Collins	District Engineer by telephone
Jim Schieszer	Operations Manager
Erick Hutchinson	Amenity Manager
Melissa Dobbins	Rizzetta & Co.
Carol Brown	Rizzetta & Co.
Josh Fletcher	Trimac Outdoor
Robert Jones	Trimac Outdoor

The following is a summary of the actions taken at the May 17, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 6:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Ms. Venezia stated I'm curious to know how much money has the CDD made with the social events?

Mr. Hutchinson stated I do not have the numbers tonight.

Ms. Venezia stated when we have the soccer games we have issues with parking. Can the soccer games be held January and February instead of later in the year when folks are using the pool?

Maybe we should stop outside organizations from utilizing our social events. All social events for this community are paid for by the residents in this community and they should have access to it and others should not be inconsiderate because they cannot utilize the pool or the gym due to the excessive events.

### **THIRD ORDER OF BUSINESS**

#### **Staff Reports**

#### **A. Landscape Manager (Presenter: Trimac)**

##### **1. Inspection Checklist**

Mr. Fletcher gave an overview of the inspection checklist that included all the routine maintenance that took place during the month.

Mr. DelBene asked where are you placing the 800 bales?

Mr. Fletcher stated on the back berm on 16 basically the back side of the berms that are unfinished.

Mr. Wing asked do we have it in the u budget?

Mr. Oliver stated you do have landscape contingency.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor the \$5,200 for the 800 bales of pine straw was approved.

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the proposal to trim the Live Oak trees in the amount of \$9,520 was approved.

Staff will send the proposal along with a payment request to the county to cover the cost of trimming the live oak trees in the right of way.

#### **B. Engineer (Presenter: JMT)**

Mr. Collins stated with respect to the pond bank repairs, we have been coordinating with the contractor, with Jennifer and the JMT counsel looking for a way forward and I think we are

there in terms of the district being able to release the deposit to the contractor so that the project can proceed. I think progress is being made.

Ms. Kilinski stated I had a call with Steve and JMTs counsel yesterday regarding the district's position on paying for the geogrid material. Just a brief recap, we had geogrid onsite and based on the manufacturer the material is not appropriate for the erosion control project we are doing now. The value of the material is right around \$18,000. JMT is willing to credit the district the difference in cost for the geogrid materials and credit that amount against their outstanding bills. I have a form of release we were discussion yesterday and essentially we would sign a release, the release would only be related to the geogrid issue itself. In order for us to sign that release they would then give the district a credit of about \$18,000 from their outstanding bills. We would then pay the contractor the full amount for the geogrid materials the district would be made whole on that issue.

There is another part of that release that says the geogrid would then belong to JMT and they would be working with the contractor to find a place to store that material. They wanted to keep it onsite for up to 180 days and I told them that is not a good idea for all kinds of reasons. They were agreeable to working with the contractor to find a place to store that material by the time the project is completed. What has been holding up the project in part is the existing contract does not require the district to make a material deposit for grass but the contractor is requiring a \$24,000 deposit for the material but we wouldn't accept that until we dealt with the geogrid. The geogrid has been holding all of this up. If the board is comfortable on this particular issue what we would be looking for is a motion that capsulates the authorization to make the grass deposit, authorization for the district to execute this release so that JMT can pay the district for the amount of the geogrid material. We just got some of this material today including but not limited to comments to the second addendum to the contract about an hour before the board meeting so I haven't got a chance to really look at it in great detail but and I would like to get a board member designated to work with me on finalizing that and authorization for that material to stay onsite until they can secure a place to store that but no longer than the end of the project.

Mr. DelBene stated my only comment about the credit of the invoice is a credit of the invoice mutually agreeable invoice between the parties, not the invoice we just saw from JMT.

Ms. Kilinski stated understood. I did talk to their counsel about that yesterday and said my concerns when we saw the invoice is that there may be objection to some of the bills that have

been incurred by the district, we will not waive any rights to at least be able to dispute some of those charges.

Mr. Wing stated I will volunteer to work with Jennifer to finalize all that. They need to understand that material is sitting in a parking lot, we don't have the ability to protect it and if it walks it cannot be our responsibility.

Ms. Kilinski stated that is exactly what we discussed yesterday.

Ms. Burks asked how much longer do they have on the project?

Ms. Kilinski stated once we make the grass deposit, Steve and the contractor represented that it should be finished within three-weeks. I know there was some discussion yesterday about the contractor taking a position that if it continued to rain he may need to regrade and there would be additional costs and I said from the district's perspective the delay has not been caused because of the district. That is why I didn't want the release to run to anything besides the geogrid material. My hope is that it doesn't rain, we will get the deposit made tomorrow, get this release signed, get the project done. If something else happens we are not going to waive that right.

Mr. Vencil stated one of the takeaways from the last meeting was that I was going to confirm the debris has been removed. No such attempt has been made since our last meeting.

Mr. DelBene asked Steve, you haven't walked the pond banks yet regarding the actual quality of the sand, correct?

Mr. Collins stated no, we were waiting to make sure that the deposit is going to be released and we wanted to do it right before they plan to move forward with that. Also, they were looking for authorization from you for us to attend that walk through and we had provided you an estimate.

Mr. Vencil stated that was an email that went to me that said, let's do a walk through but no one has been to the site to remove anything since I have been out there and collected my bucket of exhibits we looked at last time. I'm not going to walk through a site that I already know needs to be cleaned up and I don't appreciate being asked to walk it when I know no one had been out there since I was out there and pointed out it was still an unacceptable amount of debris. It needs to be cleaned up before I'm asked to validate that it is clean again.

Mr. DelBene stated on the plus side the contamination survey came back clean.

Mr. Collins stated correct, Universal said they collected ten samples and they composited it into two samples, there were 13 tests on each of the two samples and they did find trace levels of various metals, but nothing was anywhere near the cleanup threshold and the fill was clean.

Mr. Wing stated when we talked about testing you gave us an estimate of \$400 or \$500 and it came to about \$2,300. How could you be so far off on your estimate?

Mr. Collins stated what I recall saying is that it was a balance on his hours for tests. I wasn't sure what we needed the tests for. It depended on what you wanted to test for and when I talked to the Universal Engineer scientists they said there are 13 basic things that they test for that are part of a STEP recommended sweep of contaminants. If you look at their estimate for contamination each of their samples was about \$550 for 13 tests on two sample and the rest was their time to collect the samples and process them.

Mr. Wing stated I'm disappointed that you didn't tell us the whole story or didn't realize how much it actually costs.

Mr. Collins stated I think there must have been a miscommunication because we thought we were doing you a service by not collecting the samples ourselves, which would have been much more expensive for us to do that.

Mr. DelBene stated I already emailed you on this issue, if there was a misunderstanding then Brian and I have the exact same misunderstanding. That means the misunderstanding happened between five different board members and yourself.

Mr. Collins stated it sounds like I shouldn't have told you anything and that is probably how I will proceed in the future, I will simply get quotes and give you the quote first.

Mr. DelBene stated I'm okay with Brian working with Jennifer on the release and settlement. I would like to see in the release that it is upon mutually agreeable invoice from JMT and the block billing currently in their invoice is not acceptable.

Ms. Kilinski stated we did talk about that yesterday.

Mr. Collins stated I have been working on that just a few hours before this meeting, the line item list with hours associated with that. I have been going through emails and I can change the descriptions to beef them up based upon what we did and I can provide a revised invoice that has hours associated with each charge and a longer description of what was done for these charges if that is what you would like us to do.

Mr. DelBene stated that is exactly what I would like to see. On top of it I want to make sure you are not billing us for reviewing bills. I don't want to see a charge for changing it from block billing to itemized billing. This needs to be cleared up this fiscal year. It is either current outstanding bills or cash to the district.



Ms. Burks stated if you are saying they should be finished in three weeks everything should be cleared up anyway.

Ms. Kilinski asked Steve, is that correct in terms of the timeline once they get the deposit?

Mr. Collins stated the last time I talked to the contractor he said that the sod contractor had been reaching out to him and still said they are ready to go. As far as I know that is still the case.

Mr. DelBene stated as of right now we can't approve the release because we haven't seen a final version of it but that is what Brian is tasked to do. Anything else that we currently have to vote on in regard to the \$18,000 and the engineer.

Mr. Collins stated I can provide a second invoice but I want to follow-up, I feel that you think there is an extra fee in here that a lot of our time charged has been related to the geogrid issue and I can show you that is not the case.

Mr. DelBene stated as soon as we get that invoice we will be able to evaluate it, we can't do that under the current invoice.

Mr. Collins stated there is \$25,000 related to the encroachment analysis that we provided to you at your request, \$5,000 for the weekly inspections we provided at your request, we can provide these.

Mr. DelBene stated the weekly inspections. How did we retain a Jacksonville based engineering firm and a Seminole County engineer is charging for travel?

Mr. Collins stated I was not aware that you didn't realize that we were based in Seminole County.

Mr. DelBene stated we didn't select the engineer we selected the firm. We want to know why we are being charged for Seminole County travel when we retained a local engineering firm.

Mr. Collins stated I'm not charging you mileage nor am I charging you my disappointing dinners I have when I go to your meetings.

Mr. DelBene stated it is the difference of 1 ½ hours of travel in each direction at an engineer rate versus no travel at a local rate.

Mr. Collins stated which is why when we did the inspections at your request that I sent a junior engineer and not myself.

Mr. DelBene stated I'm asking why are we sending an engineer from Seminole County or Central Florida when JMT has engineers locally?

Mr. Collins stated we do not have engineers in the Jacksonville office. We have a lot of staff that work on CDDs in our Tampa office and me and other engineers are in our Seminole County office.

Mr. DelBene asked is there anything else on the engineer's report?

Mr. Collins stated yes, we submitted the storm water inventory to Jim and I believe he forwarded that on to you. I just wanted you to know it was submitted and you now have it for review.

Mr. DelBene stated it is not on the agenda tonight, it is going to be on the agenda next month.

Mr. Wing stated you can sign off.

Mr. Collins left the telephone conference at this time.

Mr. DelBene asked what are the notice requirements in the contract, 30 or 60 days?

Ms. Kilinski stated probably 30 but you have to go out with an RFP.

Mr. Labanowski stated just make sure we get our credit.

#### **FOURTH ORDER OF BUSINESS**

#### **Update Regarding Pond Bank Repairs**

This item taken earlier in the meeting.

#### **FIFTH ORDER OF BUSINESS**

#### **Update Regarding Stormwater System 20-Year Analysis Report**

This item reported on earlier in the meeting.

#### **SIXTH ORDER OF BUSINESS**

#### **Update Regarding Encroachment Matters**

Mr. Oliver stated a couple of months ago 21 letters were sent to residents who appeared to be encroaching, some are confirmed as encroaching. There was generally a favorable responsive phone calls and emails with the residents we have not received back any of the signed releases. The letter essentially said the district is not going to make you remove any of these improvements, however, it has the right to do so if it needs to and also if you are going to add future improvements you should contact the district first to go through the process. They have not provided back to us any releases.

Mr. DelBene stated we did that for the purpose of notice.

Mr. Wing asked does it make any sense to send them a follow-up and say if you don't sign this, we could require you to make these changes?

Mr. Oliver stated the first paragraph in the letter said that the district is not going to remove any of your improvements, however if you sign this release this will not be held against you.

Mr. DelBene stated we are not going to survey each property, we gave notice to the homeowners, we have alleviated the district's burden.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2022-06 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing for Adoption**

Mr. Oliver stated Resolution 2022-06 approves the proposed fiscal year 2023 budget and sets the public hearing for August 9, 2022 at 6:30 p.m. in accordance with your regular meeting schedule.

Ms. Kilinski stated if you anticipate increasing assessments you have an option A and an option B.

Mr. Oliver stated all you are doing now is approving the budget to formally start the budget process required by Florida Statutes to approve a budget by June 15<sup>th</sup> each year then have a public hearing no sooner than 60 days after that. You are jump starting the process by doing this at your May meeting as you did last year. You can refine the budget at your June 14<sup>th</sup> meeting and after that meeting you will know what amounts to notice in preparation of your August 9<sup>th</sup> public hearing and adoption of the budget. Once the budget is adopted they will certify an assessment roll and send that to the tax collector and that will be on the property tax bills that go out November 1<sup>st</sup>.

The budget before you does not have a great difference in the expenditure side of the budget. On page 2 are the total expenditures you will see a reduction in expenditures from \$1.311 million to \$1.3 million, about an \$11,000 delta, they are actually going down. The biggest part of that is what we discussed earlier about the landscape contract. You budgeted \$350,000 for landscaping for fiscal year 2022 but after you went through contracting process shortly after we adopted the budget you got more favorable pricing, I think it came in about \$289,000, a significant savings. That is the biggest difference in the budget. You will have other line items that have slight increases and decreases. For instance in the administrative budget at the top, you just changed management companies and you will see that line drop from \$45,000 to \$43,000, you will

see the assessment roll drop from \$5,000 to \$4,800 and other increases most in the 5% to 6%. The biggest difference maker in this budget even though there is an \$11,000 difference in expenditures the one line I have plugged at zero right now is carry forward surplus. I always want to give you the worst-case scenario then the board can give us guidance of what you want to do with that. This district for the past four years has used carry forward surplus to balance the budget, however, also each year you have not executed the budget fully so you always have surplus. Unlike many state and federal budgets this is not a use it or lose it budget. Any savings you have by not fully executing the budget you retain as unassigned reserves and you can use that to fund the next year's budget, kind of a rainy-day fund. The budget you see now has about \$87,000 worth of carry forward surplus that would be the same assessment rate that you had for FY22. I didn't know what the board wanted to do with that. I wanted to give you the worst-case scenario upfront. You can make a decision tonight and go to the high side and then whittle that down at the June 14<sup>th</sup> meeting before you go out with mailed notice sometime in July in preparation for your August 19<sup>th</sup> hearing.

On MOTION by Mr. DelBene seconded by Ms. Burks with all in favor Resolution 2022-06 approving the proposed fiscal year 2023 budget at the higher amount and setting the public hearing of August 9, 2022 was approved.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Agreement with Rizzetta & Co. for District Management Services**

Ms. Kilinski stated there are a couple small change we sent out fairly minimal.

Mr. DelBene stated I had a question with Kyle and I couldn't follow-up with him. I have never saw indemnification language included for intentional wrongful acts.

Ms. Kilinski stated no, that is the provision we were discussing yesterday about taking out.

Mr. DelBene stated that is an important term in the indemnification language.

Ms. Kilinski stated it is and I don't know that we would be covered from FIA's perspective on that. I don't know if they sent out the wrong version, but I don't think that is the right version we discussed yesterday. The exclusions we agreed to is, there will be a sub paragraph 8 that says, to the extent the district manager or his offices, partners, employees, contractors, subcontractors, invitees, representatives or agents are serving as a district employees, officers or agents pursuant to the terms and conditions or requirements of this contract, that is going to be an exclusion from any of the indemnification so basically, the district manager is acting as an officer it won't be

indemnified from any wrongful acts. The idea is to work with FIA we have been working with all the district management companies to make sure that the district's indemnification is reflective of the insurance endorsement that they are going to give for the district manager.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the agreement with Rizzetta & Co. was approved in substantial form as revised subject to final approval by the chair.

Mr. DelBene was authorized to work with staff to write a letter of whatever documentation is necessary to enable Rizzetta & Co. to open bank accounts.

#### **NINTH ORDER OF BUSINESS**

##### **Discussion of Parking and Recreational Leagues**

The following items were discussed with regard to parking issues caused by soccer practices: how to better manage the parking, coordination of both organizations as to times of practices, utilize both fields for practices, Pescara field not always useable, practice schedules from both organizations will be given to staff for approval prior to the start of the season, limit the number of teams practicing at one time,

#### **TENTH ORDER OF BUSINESS**

##### **Discussion of Out of Service Elliptical Machine**

Mr. Erickson stated the elliptical machine is back in service, the technician said there are other parts that are aging and he wouldn't be surprised if they went out sooner than later. We might get nicked and dinged on that machine and because it is one of the originals it is my recommendation is to replace it.

Staff was directed to repair present elliptical until it no longer makes sense to repair it then replace it with a stepper.

#### **ELEVENTH ORDER OF BUSINESS**

##### **Staff Reports (Part 2)**

##### **A. Attorney – (Presenter: Jennifer Kilinski)**

##### **1. Fee Letter**

Ms. Kilinski stated in addition to the other items we discussed in the agenda package we have a proposed fee increase letter. This has come about in part because our fees haven't been



increased in quite a few years. We have hired a number of new attorneys so we have different categories of attorneys and a number of paralegals as well. You will see a fee proposal where we have junior associates, more senior associates, junior partners and senior partners billing rates. I understand any fee increase is not exciting to a district so I'm proposing to project that over a multi fiscal year period to get us closer to our current rates. This district is my lowest billing rate by far and we do get shopped with some frequency, but I know you have had a lot of issues pending and didn't want to increase rates until we had some of these matters behind us. My sincere hope is that by October 1, 2022 this pond bank project will be completed and you will be back to regular operational considerations.

Mr. DelBene asked what does the flat rate for meetings include?

Ms. Kilinski stated it is travel to and from the meeting, reviewing meeting minutes, doing agenda preparation, it is meeting specific work. Drafting an agreement for the agenda is different but for reviewing what is in the agenda and attending the meetings.

Mr. DelBene stated you heard my comment earlier about JMT and travel.

Ms. Kilinski stated yes, I plan to be here, having said that, we have opened Tampa offices and we are looking at opening a Jacksonville office. I actually have an offer out to an attorney that is relocating from Orlando to Jacksonville and would be in Jacksonville fulltime. Part of the meeting attendance is travel, I do live in Tallahassee primarily. Your meeting has typically been scheduled on days where I have other meetings in the area so the travel has been split between three or four districts. We can do without a flat fee for meeting attendance. There are only three districts we offer that to, usually it is a cost savings over the period of a year because as you are preparing for agendas, there are agenda calls, you can have just the meeting agenda materials to review, it usually comes out as a wash. I'm happy to drop that and just do an hourly charge if you prefer that.

Mr. DelBene stated no, the reason I'm bringing it up and it is not a knock against you or your services, after the issue with JMT and having to review the board minutes regardless if the fact that you were actually at the meeting, I'm trying to figure out the value of you being at the meeting if an issue arises if you have to review the minutes to begin with.

Ms. Kilinski stated we review the minutes for accuracy not in preparation for the board meeting but we review for accuracy because we have had minutes be used in litigation where the minutes are incorrect and they say this is what you said. If a recording goes wrong and you have

meeting minutes that are inappropriate or misrepresented then that would be a problem. A lot of districts do summary minutes, you have fully transcribed minutes.

Mr. DelBene stated the \$1,700 includes the services in reviewing those minutes or is that part of the actual billing?

Ms. Kilinski stated the flat fee includes reviewing minutes from the meeting and sometimes your minutes are 40 pages.

Mr. DelBene asked who transcribes our minutes?

Mr. Oliver stated we have a transcriptionist, we do it remotely.

Ms. Kilinski stated we can also keep what I call a dummy matter open where we can compare which one is more advantageous to you over a period of time. It is not meant to be a money maker it is meant to be something you can accurately predict every month.

Mr. DelBene stated I'm trying to figure out a way that we can offset the increase. I think it is a 13% increase across the board and at least some of us are trying to look at the budget. I'm trying to figure out a way that we can have cost savings to the district but not actually hurt the district.

Ms. Kilinski stated if you had good audio visual we can attend by phone. We do that with some meetings but it is usually people who have projector or Zoom set up where you can meaningfully engage in dialog. With Covid we found a lot of benefits to virtual attendance. There are probably a quarter of our meetings where we are able to do that successfully. If you have somebody that is local and this person relocates here and I can introduce you and if it is a good fit that would be a 10 minute drive that may be an option to cut down. There are so many issues that come up at meetings that you see how much I talk and I try to be a value and not being able to participate meaningfully in your meeting may slow down a process.

Ms. Burks stated when Rizzetta presented to us we were told that we were going to have a good Zoom that they could have a Zoom meeting set up.

Ms. Dobbins stated that is a possibility and we work with districts that have staff that sets that up. We are not preparing that for you automatically, that is something we can look into and staff can provide assistance with that onsite, but that is not something we would automatically provide.

Ms. Burks stated maybe it is my misunderstanding but that was one of the things I liked and I thought that was something that was going to be forthcoming for us.

Ms. Dobbins stated I clearly remember saying yes, we work with districts that do and Heritage Landing does provide something like that, but it took a long time for them to set that up. They had to get a sound engineer in, certain equipment but it is something the staff and district had to look into and it took time to work out the kinks.

Mr. DelBene asked is it possible for you to provide staff the cost that Heritage Landing went through so we can start to evaluate that as a board?

Ms. Dobbins stated yes.

Mr. Vencil stated I have a recording studio in my house and I can definitely help with this.

Ms. Dobbins stated I also want to point out that we provide summary minutes, we don't transcribe minutes in our firm. If you want to continue to do that we can sub it out but we provide summary minutes so what Jennifer is reviewing will be a fraction of what she has to look at going forward.

Mr. Wing stated I for one would like the full minutes, not summary.

Mr. Labanowski asked do you keep the recordings?

Ms. Dobbins stated yes, we record all our meetings. The attorney general said the minutes are just what they are, they are just actions of the board and I have been through some experience of litigation where they have taken verbatim minutes and pointed out as abuse in a case against a district and it is very uncomfortable. We are very careful to not put out there that someone is saying something that is not accurate. We try to keep it to the actions and basics of the meeting.

Mr. DelBene stated if you ever looked at our actual minutes, this is not transcribed minutes. They give block summaries of comments. This is not a transcript.

Mr. Oliver stated they are not intended to be.

Mr. Wing stated but you get a full flavor of the meeting opposed to very summarized minutes, like the HOA does that really doesn't tell you anything about a discussion.

On MOTION by Ms. Burks seconded by Mr. Wing with all in favor the request for a fee increase from KE Law Group to take place over multiple years was approved.
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**B. Manager – (Presenter: Jim Oliver)**

**1. Report on Number of Registered Voters 2,130**

A copy of the letter from the supervisor of elections indicating there are 2,130 registered voters residing within the district was included in the agenda package.

**C. Operation Manager – (Presenter: James Schieszer)**

**1. Memorandum**

Mr. Schieszer stated vandalism is a big problem and it is ongoing, kids are jumping the fence and throwing furniture and umbrellas into the pool they broke the fan, they ride motorcycles jumping the berms, I don't know what we can do except broadcast it to everyone they need to keep an eye out, call the police, have a talk with your kids. They were throwing a football across the pool and their mothers were there. It is up to the parents to have a talk with their kids and let them understand they are paying the price of the damage. They trashed the bathrooms.

Mr. Hutchinson stated I will have some security proposals for the next meeting.

Mr. DelBene stated communication about community issues needs to go to all board members, not just the chair.

**2. Trimac Proposal for Bales of Pine Straw**

This item taken earlier in the meeting.

**3. Trimac Proposal for Tree Trimming**

This item taken earlier in the meeting.

**D. Amenity Center Update (Presenter: Erick Hutchinson)**

This item taken earlier in the meeting.

**TWELFTH ORDER OF BUSINESS**

**Public Comments and Supervisors Requests**

Ms. Randolph asked has someone checked out the bank and the washouts along South Sorrento Hills Road?

Mr. DelBene stated they haven't been walked again by the engineer and by Jeremy. There are two more inspections that are going to occur once we get the release finalized.

Ms. Randolph stated at the last meeting you mentioned getting no parking signs. Are they ordered, are they on hold, what's the story?

Mr. Wing stated we were supposed to get 15-minute parking.

Mr. Hutchinson stated we will deal with it.

A resident asked what sod are they using to repair my yard?

Mr. Labanowski stated the yards will be St. Augustine the banks will be Bahia.

I requested an item but it didn't make the agenda. The Pescara track we need to look at that whole area. We had numerous engineers look at it and nothing has been done with the drainage as well as some of the track itself. San Marino is the same way with the drainage and has been looked at by three engineers. We need to put it on the agenda to take action or no action. Also, the whole area down Verona was supposed to have been taken care of this past season and has not yet been done. We need pricing to seed it or whatever. If we can add those items to the agenda, I would appreciate it.

Mr. Schieszer stated I had a proposal from Trimac. You need to resod the park.

Mr. Wing stated we had a proposal from Duval to do that.

Mr. DelBene stated the problem with San Marino is that it doesn't drain. What is the proposal to fix the San Marino area?

Mr. Labanowski stated two engineers came back and said a drain line needs to be run and dumped into the main drain. We probably need a new quote for that work.

Mr. DelBene stated you are talking about vie or six years ago.

Mr. Labanowski stated we keep putting it off.

Mr. DelBene stated let's add this to the agenda so we have a reference invoice and maybe we can send that invoice to another engineering firm or contractor who can do the work. Jim, will you look for the invoice and see if we can identify the estimates for the San Marino project?

Mr. Oliver stated I will try to find them.

Mr. DelBene stated if a board member asks for something to be on the agenda, it does not require anyone's approval.

Mr. Oliver stated I don't recall it being requested.

Ms. Burks stated I wanted to ask a question about being on our own out here. Cars are parked all day every day on both sides of the road and you can't see if kids are running out. What are we going to do about that?

Mr. DelBene stated call the non-emergency sheriff's line. You are talking about county roads.



**THIRTEENTH ORDER OF BUSINESS      Approval of Consent Agenda (Presenter: Jim Oliver)**

- A.    Approval of Minutes of the March 8, 2022 Meeting and April 12, 2022 Special Meeting**
- B.    Balance Sheet as of March 31, 2022 and Statement of Revenues & Expenditures for the Period Ending March 31, 2022; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C.    Approval of Check Register**

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the consent agenda items were approved.
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**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – June 14, 2022 at 6:30 p.m.**

The meeting adjourned at 9:10 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## **Tab 9**

# *Turnbull Creek*

## *Community Development District*

*Unaudited Financial Reporting*  
*April 30, 2022*

Governmental Fund Types					
General	Debt Service	Capital Projects	Capital Reserve	Totals (Memorandum Only)	
---	---	---	\$273,189	\$273,189	
\$96,325	---	---	---	\$96,325	
\$42	---	---	---	\$42	
\$960,827	---	---	---	\$960,827	
---	\$973,742	---	---	\$973,742	
---	\$388,539	---	---	\$388,539	
---	\$106,802	---	---	\$106,802	
---	\$20,961	---	---	\$20,961	
---	\$28,931	---	---	\$28,931	
---	---	\$1	---	\$1	
---	---	\$2,743	---	\$2,743	
---	\$78,011	---	---	\$78,011	
---	\$31,830	---	---	\$31,830	
---	\$9,555	---	---	\$9,555	
---	\$4,239	---	---	\$4,239	
---	\$7,694	---	---	\$7,694	
---	\$105	---	---	\$105	
---	\$115,799	---	---	\$115,799	
---	\$60,878	---	---	\$60,878	
---	\$63,603	---	---	\$63,603	
---	\$160,000	---	---	\$160,000	
---	\$0	---	---	\$0	
---	\$8,028	---	---	\$8,028	
\$986	---	---	---	\$986	
\$294	---	---	---	\$294	
<u>\$1,058,475</u>	<u>\$2,058,717</u>	<u>\$2,744</u>	<u>\$273,189</u>	<u>\$3,393,125</u>	
\$26,976	---	---	\$65,110	\$92,086	
\$99,413	---	---	---	\$99,413	
---	\$2,058,717	---	---	\$2,058,717	
---	---	\$2,744	---	\$2,744	
\$986	---	---	---	\$986	
<u>\$931,099</u>	<u>---</u>	<u>---</u>	<u>\$208,079</u>	<u>\$1,139,178</u>	
\$1,058,475	\$2,058,717	\$2,744	\$273,189	\$3,393,125	

**Turnbull Creek**  
**Community Development District**  
**General Fund**  
*Statement of Revenues & Expenditures*  
*For the Period ending April 30, 2022*

	Adopted Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b><u>Revenues:</u></b>				
Maintenance Assessments	\$1,207,047	\$1,192,773	\$1,192,773	\$0
Interest/Miscellaneous	\$2,000	\$1,167	\$3,580	\$2,413
Amenities Revenue	\$3,000	\$1,750	\$4,809	\$3,059
<b>Total Revenues</b>	<b>\$1,212,047</b>	<b>\$1,195,690</b>	<b>\$1,201,162</b>	<b>\$5,472</b>

**Expenditures:**

**Administrative**

Supervisor Fees	\$6,400	\$3,733	\$3,200	\$533
FICA Expense	\$490	\$286	\$245	\$41
Engineering (JMT)	\$16,000	\$9,333	\$15,735	(\$6,402)
Arbitrage (Grau)	\$2,400	\$0	\$0	\$0
Dissemination (GMS & Disclosure Services)	\$2,850	\$1,663	\$1,467	\$196
Trustee (US Bank)	\$14,620	\$8,131	\$8,131	\$0
Attorney (KE Law)	\$47,000	\$27,417	\$32,779	(\$5,362)
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Berger Toomb)	\$3,745	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$26,250	\$26,250	\$0
Information Technology (GMS)	\$1,800	\$1,050	\$1,050	\$0
Telephone	\$1,000	\$583	\$231	\$352
Postage	\$800	\$467	\$485	(\$18)
Printing & Binding	\$1,800	\$1,050	\$215	\$835
Insurance (FIA)	\$9,488	\$9,488	\$8,927	\$561
Legal Advertising	\$2,000	\$1,167	\$72	\$1,095
Other Current Charges	\$1,000	\$583	\$437	\$146
Office Supplies	\$170	\$99	\$14	\$86
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance (GMS)	\$1,200	\$700	\$700	\$0

<b>Administrative Expenses</b>	<b>\$162,938</b>	<b>\$97,175</b>	<b>\$105,112</b>	<b>(\$7,937)</b>
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**Amenity Center**

Insurance (FIA)	\$25,421	\$25,421	\$14,994	\$10,427
Pest Control (Turner Pest Control)	\$3,123	\$1,822	\$1,399	\$423
Repairs & Replacements	\$36,000	\$21,000	\$28,588	(\$7,588)
Recreational Passes	\$800	\$245	\$245	\$0
Office Supplies	\$1,800	\$1,050	\$515	\$535
Other Current Charges	\$540	\$315	\$315	\$0
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$1,739	\$1,739	\$0

**Utilities**

Water & Sewer (SJCUUD)	\$12,000	\$7,000	\$4,420	\$2,580
Electric (FPL)	\$36,000	\$21,000	\$18,175	\$2,825
Telephone/Internet (Comcast)	\$3,800	\$2,217	\$2,308	(\$91)



**Turnbull Creek**  
**Community Development District**  
**General Fund**  
Statement of Revenues & Expenditures  
For the Period ending April 30, 2022

	Adopted Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b><u>Amenity Center Cont'd.</u></b>				
<b><u>Management Contracts</u></b>				
Lifeguards/Pool Monitors (RMS)	\$33,312	\$4,181	\$4,181	\$0
Facilty Monitor (RMS)	\$25,581	\$14,922	\$12,823	\$2,099
Facility Management (RMS)	\$64,481	\$37,614	\$37,614	(\$0)
Facility Attendants (RMS)	\$17,124	\$9,989	\$6,844	\$3,145
Field Operations (RMS)	\$54,184	\$31,607	\$31,607	\$0
Facility Maintenance (RMS)	\$51,796	\$30,214	\$30,214	\$0
Pool Maintenance (RMS)	\$14,317	\$8,352	\$8,108	\$243
Pool Chemicals (POOLSURE)	\$13,524	\$7,889	\$6,945	\$944
Janitorial Services (RMS)	\$9,064	\$5,287	\$5,133	\$154
Common Area Waste Collection (RMS)	\$19,344	\$11,284	\$11,284	\$0
Program Director (RMS)	\$2,722	\$1,588	\$1,588	(\$0)
Refuse Service (Waste Management)	\$11,424	\$6,664	\$6,430	\$234
Security - (Hidden Eyes and Alpha Dog)	\$6,409	\$3,739	\$6,827	(\$3,088)
Special Events	\$9,000	\$9,000	\$19,805	(\$10,805)
Holiday Decorations	\$6,772	\$2,580	\$2,580	\$0
Pressure Washing	\$2,700	\$1,575	\$2,550	(\$975)
<b><u>Amenity Center Expenses</u></b>	<b>\$463,239</b>	<b>\$268,294</b>	<b>\$267,232</b>	<b>\$1,062</b>
<b><u>Grounds Maintenance</u></b>				
Streetlighting (FPL)	\$40,500	\$23,625	\$22,965	\$660
Lake Maintenance (Future Horizons)	\$14,100	\$8,225	\$8,521	(\$296)
Landscape Maintenance (Duval Landscape)	\$350,698	\$204,574	\$164,178	\$40,396
Landscape Contingency	\$28,000	\$18,222	\$18,222	\$0
Irrigation Repairs	\$6,000	\$3,500	\$1,555	\$1,945
Capital Reserves	\$245,986	\$0	\$0	\$0
<b><u>Grounds Maintenance Expenses</u></b>	<b>\$685,284</b>	<b>\$258,146</b>	<b>\$215,440</b>	<b>\$42,706</b>
<b><u>Total Expenses</u></b>	<b>\$1,311,461</b>	<b>\$623,615</b>	<b>\$587,784</b>	<b>\$35,831</b>
<b><u>Excess Revenues (Expenditures)</u></b>	<b>(\$99,413)</b>		<b>\$613,378</b>	
<b><u>Fund Balance - Beginning</u></b>	<b>\$99,413</b>		<b>\$418,120</b>	
<b><u>Fund Balance - Ending</u></b>	<b>\$0</b>		<b>\$1,031,498</b>	

**Turnbull Creek**  
**Community Development District**  
**General Fund**  
*Month By Month Income Statement*  
*FY 2022*

<i>October</i>	<i>November</i>	<i>December</i>	<i>January</i>	<i>February</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>August</i>	<i>September</i>	<i>Total</i>
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**Revenues:**

<i>Maintenance Assessments</i>	\$0	\$130,967	\$337,576	\$664,425	\$25,983	\$2,622	\$31,200	\$0	\$0	\$0	\$0	\$0	\$1,192,773
<i>Interest/Miscellaneous</i>	\$91	\$52	\$1	\$2,642	\$4	\$785	\$4	\$0	\$0	\$0	\$0	\$0	\$3,580
<i>Amenities Revenue</i>	\$447	\$823	\$0	\$350	\$0	\$3,190	\$0	\$0	\$0	\$0	\$0	\$0	\$4,809

***Total Revenues***

\$538	\$131,842	\$337,577	\$667,417	\$25,987	\$6,597	\$31,204	\$0	\$0	\$0	\$0	\$0	\$0	\$1,201,162
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**Expenditures:**

**Administrative**

<i>Supervisor Fees</i>	\$0	\$600	\$200	\$800	\$0	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$3,200
<i>FICA Expense</i>	\$0	\$46	\$15	\$61	\$0	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$245
<i>Engineering</i>	\$0	\$2,870	\$1,488	\$3,988	\$1,500	\$0	\$5,890	\$0	\$0	\$0	\$0	\$0	\$15,735
<i>Arbitrage</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Dissemination</i>	\$167	\$167	\$167	\$167	\$167	\$167	\$467	\$0	\$0	\$0	\$0	\$0	\$1,467
<i>Trustee</i>	\$3,631	\$0	\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	\$8,131
<i>Attorney</i>	\$454	\$2,671	\$2,339	\$4,009	\$3,820	\$11,466	\$8,021	\$0	\$0	\$0	\$0	\$0	\$32,779
<i>Tax Roll Assessments</i>	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
<i>Annual Audit</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Management Fees</i>	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$26,250
<i>Computer Time</i>	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$1,050
<i>Telephone</i>	\$24	\$97	\$0	\$92	\$0	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$231
<i>Postage</i>	\$68	\$42	\$264	\$20	\$32	\$31	\$29	\$0	\$0	\$0	\$0	\$0	\$485
<i>Printing &amp; Binding</i>	\$47	\$9	\$47	\$3	\$47	\$10	\$53	\$0	\$0	\$0	\$0	\$0	\$215
<i>Insurance</i>	\$8,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,927
<i>Legal Advertising</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$72	\$0	\$0	\$0	\$0	\$0	\$72
<i>Other Current Charges</i>	\$84	\$39	\$57	\$76	\$68	\$68	\$45	\$0	\$0	\$0	\$0	\$0	\$437
<i>Office Supplies</i>	\$1	\$7	\$0	\$1	\$1	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$14
<i>Dues, Licenses &amp; Subscriptions</i>	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Website Compliance</i>	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$700

***Administrative Expenses***

\$22,402	\$10,721	\$8,576	\$13,215	\$9,634	\$16,623	\$23,941	\$0	\$0	\$0	\$0	\$0	\$0	\$105,112
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**Amenity Center**

<i>Insurance</i>	\$14,994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,994
<i>Pest Control</i>	\$194	\$194	\$194	\$204	\$204	\$204	\$204	\$0	\$0	\$0	\$0	\$0	\$1,399
<i>Repairs &amp; Replacements</i>	\$3,358	\$7,728	\$6,326	\$2,872	\$1,448	\$4,248	\$2,608	\$0	\$0	\$0	\$0	\$0	\$28,588
<i>Recreational Passes</i>	\$0	\$0	\$0	\$0	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
<i>Office Supplies</i>	\$55	\$0	\$140	\$70	\$111	\$70	\$70	\$0	\$0	\$0	\$0	\$0	\$515
<i>Other Current Charges</i>	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$0	\$0	\$0	\$0	\$0	\$315
<i>Permit Fees</i>	\$0	\$0	\$370	\$391	\$978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,739

**Utilities**

<i>Water &amp; Sewer</i>	\$869	\$680	\$628	\$553	\$556	\$665	\$470	\$0	\$0	\$0	\$0	\$0	\$4,420
<i>Electric</i>	\$2,753	\$2,716	\$2,427	\$2,790	\$2,478	\$2,345	\$2,667	\$0	\$0	\$0	\$0	\$0	\$18,175
<i>Telephone/Cable/Internet</i>	\$315	\$314	\$314	\$430	\$311	\$311	\$313	\$0	\$0	\$0	\$0	\$0	\$2,308

**Turnbull Creek**  
**Community Development District**  
**General Fund**  
*Month By Month Income Statement*  
*FY 2022*

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Amenity Center Cont'd.</u></b>													
<b><u>Management Contracts</u></b>													
<i>Pool Monitors/Lifeguards</i>	\$0	\$0	\$0	\$0	\$0	\$2,134	\$2,047	\$0	\$0	\$0	\$0	\$0	\$4,181
<i>Facility Monitor</i>	\$1,893	\$2,132	\$2,132	\$2,011	\$1,823	\$1,099	\$1,734	\$0	\$0	\$0	\$0	\$0	\$12,823
<i>Facility Management (5,373.42)</i>	\$5,373	\$5,373	\$5,373	\$5,373	\$5,373	\$5,373	\$5,373	\$0	\$0	\$0	\$0	\$0	\$37,614
<i>Facility Attendants</i>	\$786	\$1,085	\$1,065	\$664	\$1,122	\$991	\$1,130	\$0	\$0	\$0	\$0	\$0	\$6,844
<i>Field Operations (4,515.33)</i>	\$4,515	\$4,515	\$4,515	\$4,515	\$4,515	\$4,515	\$4,515	\$0	\$0	\$0	\$0	\$0	\$31,607
<i>Facility Maintenance (4,316.33)</i>	\$4,316	\$4,316	\$4,316	\$4,316	\$4,316	\$4,316	\$4,316	\$0	\$0	\$0	\$0	\$0	\$30,214
<i>Pool Maintenance (1,158.33)</i>	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$0	\$0	\$0	\$0	\$0	\$8,108
<i>Pool Chemicals (854.91 and 1399.10)</i>	\$855	\$855	\$928	\$928	\$928	\$928	\$1,522	\$0	\$0	\$0	\$0	\$0	\$6,945
<i>Janitorial Services (733.33)</i>	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$0	\$0	\$0	\$0	\$0	\$5,133
<i>Common Area Waste Collection</i>	\$1,612	\$1,612	\$1,612	\$1,612	\$1,612	\$1,612	\$1,612	\$0	\$0	\$0	\$0	\$0	\$11,284
<i>Program Director (226.83)</i>	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$0	\$0	\$0	\$0	\$0	\$1,588
<i>Refuse Service</i>	\$952	\$952	\$952	\$824	\$917	\$917	\$916	\$0	\$0	\$0	\$0	\$0	\$6,430
<i>Security - Envera (493)</i>	\$1,479	\$3,166	\$30	\$553	\$553	\$523	\$523	\$0	\$0	\$0	\$0	\$0	\$6,827
<i>Special Events</i>	\$2,979	\$4,743	\$2,456	\$4,670	\$188	\$804	\$3,965	\$0	\$0	\$0	\$0	\$0	\$19,805
<i>Holiday Decorations</i>	\$0	\$0	\$2,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,580
<i>Pressure Washing</i>	\$0	\$0	\$0	\$950	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$2,550
<b><u>Amenity Center Expenses</u></b>	<b>\$49,462</b>	<b>\$42,546</b>	<b>\$38,523</b>	<b>\$34,940</b>	<b>\$29,841</b>	<b>\$33,221</b>	<b>\$36,149</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$267,232</b>
<b><u>Grounds Maintenance</u></b>													
<i>Street lighting</i>	\$3,225	\$3,225	\$3,225	\$3,232	\$3,352	\$3,352	\$3,352	\$0	\$0	\$0	\$0	\$0	\$22,965
<i>Lake Maintenance (\$1,224.33)</i>	\$1,224	\$1,224	\$1,224	\$1,224	\$1,224	\$1,224	\$1,175	\$0	\$0	\$0	\$0	\$0	\$8,521
<i>Landscape Maintenance (\$23,454.00)</i>	\$23,454	\$23,454	\$23,454	\$23,454	\$23,454	\$23,454	\$23,454	\$0	\$0	\$0	\$0	\$0	\$164,178
<i>Landscape Contingency</i>	\$2,800	\$3,070	\$3,360	\$5,342	\$0	\$0	\$3,650	\$0	\$0	\$0	\$0	\$0	\$18,222
<i>Irrigation Repairs</i>	\$390	\$490	\$0	\$175	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,555
<i>Capital Reserves</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><u>Grounds Maintenance Expenses</u></b>	<b>\$31,094</b>	<b>\$31,464</b>	<b>\$31,264</b>	<b>\$33,427</b>	<b>\$28,031</b>	<b>\$28,531</b>	<b>\$31,631</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$215,440</b>
<b><u>Total Expenses</u></b>	<b>\$102,958</b>	<b>\$84,730</b>	<b>\$78,363</b>	<b>\$81,581</b>	<b>\$67,506</b>	<b>\$78,375</b>	<b>\$91,721</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$587,784</b>
<b><u>Excess Revenues (Expenditures)</u></b>	<b>(\$102,420)</b>	<b>\$47,112</b>	<b>\$259,214</b>	<b>\$585,836</b>	<b>(\$41,519)</b>	<b>(\$71,778)</b>	<b>(\$60,517)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$613,378</b>

**Turnbull Creek**  
**Community Development District**  
**Debt Service Fund - Series 2015A1-A2**  
*Statement of Revenues & Expenditures*  
*For the Period ending April 30, 2022*

	<i>Adopted Budget</i>	<i>Prorated Thru 04/30/22</i>	<i>Actual Thru 04/30/22</i>	<i>Variance</i>
<b><u>Revenues:</u></b>				
<i>Interest Income</i>	\$250	\$250	\$192	(\$59)
<i>Assessments</i>	\$985,875	\$974,239	\$974,239	\$0
<i>Prepayments A1</i>	\$0	\$0	\$19,922	\$19,922
<i>Prepayments A2</i>	\$0	\$0	\$5,096	\$5,096
<b><i>Total Revenues</i></b>	\$986,125	\$974,489	\$999,449	\$24,960
<b><u>Expenditures</u></b>				
<b><u>Series 2015A-1</u></b>				
<i>Interest 11/1</i>	\$165,978	\$165,978	\$165,978	\$0
<i>Interest 5/1</i>	\$165,978	\$0	\$0	\$0
<i>Principal 5/1</i>	\$445,000	\$0	\$0	\$0
<b><u>Series 2015A-2</u></b>				
<i>Interest 11/1</i>	\$48,450	\$48,450	\$48,450	\$0
<i>Interest 5/1</i>	\$48,450	\$0	\$0	\$0
<i>Principal 5/1</i>	\$105,000	\$0	\$0	\$0
<b><i>Total Expenditures</i></b>	\$978,855	\$214,428	\$214,428	\$0
<b><i>Excess Revenues (Expenditures)</i></b>	\$7,270	\$760,061	\$785,021	\$24,960
<b><u>Other Sources (Uses)</u></b>				
<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
<b><i>Total Other Sources(Uses)</i></b>	\$0		\$0	
<b><i>Net Change in Fund Balance</i></b>	\$7,270		\$785,021	
<b><i>Fund Balance - Beginning</i></b>	\$229,349		\$733,954	
<b><i>Fund Balance - Ending</i></b>	\$236,619		\$1,518,975	

**Turnbull Creek**  
**Community Development District**  
**Debt Service Fund - Series 2015B1-B2**  
Statement of Revenues & Expenditures  
For the Period ending April 30, 2022

**Revenues:**

	<i>Adopted Budget</i>	<i>Prorated Thru 04/30/22</i>	<i>Actual Thru 04/30/22</i>	<i>Variance</i>
Interest Income	\$0	\$0	\$17	\$17
Assessments	\$78,986	\$78,054	\$78,054	\$0
Prepayments B1	\$0	\$0	\$1,787	\$1,787
Prepayments B2	\$0	\$0	\$455	\$455
<b>Total Revenues</b>	<b>\$78,986</b>	<b>\$78,054</b>	<b>\$80,314</b>	<b>\$2,260</b>

**Expenditures**

**Series 2015B-1**

Interest 11/1	\$19,535	\$19,535	\$19,250	\$285
Interest 5/1	\$19,535	\$0	\$0	\$0
Principal 5/1	\$20,000	\$0	\$0	\$0

**Series 2015B-2**

Interest 11/1	\$5,075	\$5,075	\$5,194	(\$119)
Interest 5/1	\$5,075	\$0	\$0	\$0
Principal 5/1	\$5,000	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$74,220</b>	<b>\$24,610</b>	<b>\$24,444</b>	<b>\$166</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$4,766</b>	<b>\$53,444</b>	<b>\$55,870</b>	
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**Other Sources (Uses)**

Operating Transfer In (Out)	\$0	\$0	\$0	\$0
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<b>Total Other Sources(Uses)</b>	<b>\$0</b>	<b>\$0</b>		
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<b>Net Change in Fund Balance</b>	<b>\$4,766</b>	<b>\$55,870</b>		
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<b>Fund Balance - Beginning</b>	<b>\$33,435</b>	<b>\$75,563</b>		
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<b>Fund Balance - Ending</b>	<b>\$38,201</b>	<b>\$131,433</b>		
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**Turnbull Creek**  
**Community Development District**  
**Debt Service Fund - Series 2016**  
*Statement of Revenues & Expenditures*  
*For the Period ending April 30, 2022*

	<i>Adopted Budget</i>	<i>Prorated Thru 04/30/22</i>	<i>Actual Thru 04/30/22</i>	<i>Variance</i>
<b><u>Revenues:</u></b>				
<i>Interest Income</i>	\$0	\$0	\$62	\$62
<i>Assessments</i>	\$286,513	\$283,123	\$283,123	\$0
<b><i>Total Revenues</i></b>	\$286,513	\$283,123	\$283,185	\$62
<b><u>Expenditures</u></b>				
<b><u>Series 2016</u></b>				
<i>Interest 11/1</i>	\$63,603	\$63,603	\$63,603	\$0
<i>Interest 5/1</i>	\$63,603	\$0	\$0	\$0
<i>Principal 5/1</i>	\$160,000	\$0	\$0	\$0
<b><i>Total Expenditures</i></b>	\$287,206	\$63,603	\$63,603	\$0
<b><i>Excess Revenues (Expenditures)</i></b>	(\$693)	\$219,520	\$219,582	
<b><i>Fund Balance - Beginning</i></b>	\$70,251		\$188,726	
<b><i>Fund Balance - Ending</i></b>	\$69,558		\$408,308	



**Turnbull Creek**  
**Community Development District**  
**Capital Projects Fund**

*Statement of Revenues & Expenditures*  
*For the Period ending April 30, 2022*

<i>Series</i> <i>2015A-1 &amp; A-2</i>
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**Revenues:**

<i>Interest Income</i>	\$0
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<b><i>Total Revenues</i></b>	<b>\$0</b>
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**Expenditures**

<i>Capital Outlay (1) - Series 2016</i>	\$0
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<i>Capital Outlay - Series 2015A-1-A2</i>	\$0
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<i>Capital Outlay - Series 2015 B-1-B2</i>	\$0
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<i>Cost of Issuance</i>	\$0
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<b><i>Total Expenditures</i></b>	<b>\$0</b>
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<b><i>Excess Revenues (Expenditures)</i></b>	<b>\$0</b>
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**Other Sources (Uses)**

<i>Operating Transfer In</i>	\$0
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<b><i>Total Other Sources(Uses)</i></b>	<b>\$0</b>
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<b><i>Net Change in Fund Balance</i></b>	\$0
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<b><i>Fund Balance - Beginning</i></b>	<b>\$2,744</b>
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<b><i>Fund Balance - Ending</i></b>	<b>\$2,744</b>
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**Turnbull Creek**  
**Community Development District**  
**Capital Reserve Funds**  
*Statement of Revenues & Expenditures*  
*For the Period ending April 30, 2022*

	<i>Adopted Budget</i>	<i>Prorated Thru 04/30/22</i>	<i>Actual Thru 04/30/22</i>	<i>Variance</i>
<b><u>Revenues:</u></b>				
<i>Capital Reserve Funding - Transfer In</i>	\$245,986	\$0	\$0	\$0
<b><i>Total Revenues</i></b>	\$245,986	\$0	\$0	\$0
<b><u>Expenditures</u></b>				
<i>Repair and Replacement</i>	\$50,000	\$29,167	\$96,437	(\$67,270)
<i>Capital Outlay</i>	\$50,000	\$50,000	\$66,862	(\$16,862)
<i>Other Current Charges</i>	\$300	\$175	\$55	\$120
<b><i>Total Expenditures</i></b>	\$100,300	\$79,342	\$163,354	(\$84,012)
<b><i>Excess Revenues (Expenditures)</i></b>	\$145,686		(\$163,354)	
<b><i>Fund Balance - Beginning</i></b>	\$331,853		\$371,433	
<b><i>Fund Balance - Ending</i></b>	\$477,539		\$208,079	

TAX ROLL	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015A1- 2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015B1-2 DEBT ASSESSED	FY22 O&M ASSESSED
CERTIFIED TAX ROLL	959	2,558,384.77	985,874.50	286,504.77	78,986.62	1,207,018.88

TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015A1- 2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015B1-2 DEBT RECEIVED	O&M RECEIVED
11/4/2021	1	21,580.64	8,316.11	2,416.74	666.27	10,181.52
11/17/2021	2	69,547.83	26,800.28	7,788.42	2,147.19	32,811.94
11/22/2021	3	186,468.78	71,855.81	20,882.00	5,756.97	87,974.00
12/8/2021	4	229,645.01	88,493.79	25,717.16	7,089.97	108,344.09
12/20/2021	5	485,876.56	187,232.71	54,411.66	15,000.77	229,231.42
1/14/2022	6	1,408,276.51	542,679.86	157,708.08	43,478.61	664,409.96
1/21/2022	INTEREST	32.44	12.50	3.63	1.00	15.31
2/16/2022	7	55,073.21	21,222.48	6,167.46	1,700.31	25,982.96
3/7/2022	8	5,557.67	2,141.65	622.38	171.59	2,622.05
4/7/2022	9	66,130.93	25,483.58	7,405.78	2,041.70	31,199.87
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,528,189.58	974,238.77	283,123.31	78,054.38	1,192,773.12

PERCENT COLLECTED	98.82%	98.82%	98.82%	98.82%	98.82%
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*Turnbull Creek*  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2015A1-A2 Special Assessment Refunding Bonds</b>	
Interest Rate:	4.190%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$488,241
Reserve Fund Balance:	\$495,341
Bonds outstanding - 4/30/2015	\$13,375,000
Less: May 2, 2016 (Principal)	(\$475,000)
Less: May 2, 2016 (Prepayment -A2)	(\$15,000)
Less: November 1, 2016 (Prepayment -A1)	(\$10,000)
Less: November 1, 2016 (Prepayment -A2)	(\$5,000)
Less: May 1, 2017 (Principal-A1)	(\$395,000)
Less: May 1, 2017 (Principal-A2)	(\$90,000)
Less: May 1, 2017 (Prepayment -A2)	(\$10,000)
Less: November 1, 2017 (Prepayment -A1)	(\$15,000)
Less: November 1, 2017 (Prepayment -A2)	(\$5,000)
Less: May 1, 2018 (Principal-A1)	(\$405,000)
Less: May 1, 2018 (Principal-A2)	(\$90,000)
Less: May 1, 2018 (Prepayment -A1)	(\$15,000)
Less: November 1, 2018 (Principal-A1)	(\$5,000)
Less: May 1, 2019 (Principal-A1)	(\$400,000)
Less: May 1, 2019 (Principal-A2)	(\$95,000)
Less: May 1, 2019 (Prepayment -A1)	(\$5,000)
Less: May 1, 2019 (Prepayment -A2)	(\$30,000)
Less: November 1, 2019 (Prepayment -A1)	(\$5,000)
Less: November 1, 2019 (Prepayment -A2)	(\$5,000)
Less: May 1, 2020 (Principal-A1)	(\$425,000)
Less: May 1, 2020 (Principal-A2)	(\$100,000)
Less: May 1, 2020 (Prepayment -A1)	(\$15,000)
Less: May 1, 2020 (Prepayment -A2)	(\$30,000)
Less: May 1, 2021 (Principal-A1)	(\$435,000)
Less: May 1, 2021 (Principal-A2)	(\$100,000)
Less: May 1, 2021 (Prepayment -A2)	(\$15,000)
Current Bonds Outstanding	\$10,180,000

<b>Series 2015B1-B2 Pond Bank Reconstruction Special Assessment Bonds</b>	
Interest Rate:	4.450%
Maturity Date:	5/1/2045
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$40,366
Reserve Fund Balance:	\$41,385
Bonds outstanding - 4/30/2015	\$1,280,000
Less: May 2, 2016 Principal B1	(\$20,000)
Less: May 2, 2016 Principal B2	(\$5,000)
Less: May 1, 2017 (Principal-B1)	(\$20,000)
Less: May 1, 2017 (Principal-B2)	(\$5,000)
Less: November 1, 2017 (Prepayment-B1)	(\$5,000)
Less: May 1, 2018 (Principal-B1)	(\$20,000)
Less: May 1, 2018 (Principal-B2)	(\$5,000)
Less: November 1, 2018 (Principal-B2)	(\$5,000)
Less: May 1, 2019 (Principal-B1)	(\$20,000)
Less: May 1, 2019 (Principal-B2)	(\$5,000)
Less: November 1, 2019 (Principal-B2)	(\$5,000)
Less: May 1, 2020 (Principal-B1)	(\$20,000)
Less: May 1, 2020 (Principal-B2)	(\$5,000)
Less: May 1, 2021 (Principal-B1)	(\$20,000)
Less: May 1, 2021 (Principal-B2)	(\$5,000)
Less: May 1, 2021 (Prepayment Call B2)	(\$5,000)
Current Bonds Outstanding	\$1,110,000

<b>Series 2016 Special Assessment Refunding and Revenue Bonds</b>	
Interest Rate:	3.700%
Maturity Date:	11/1/2037
Reserve Fund Definition:	40% Max Annual Debt
Reserve Fund Requirement:	\$114,079
Reserve Fund Balance:	\$115,799
Bonds outstanding - 5/31/2016	\$4,196,000
Less: May 1, 2017 Principal	(\$150,000)
Less: May 1, 2018 Principal	(\$139,000)
Less: May 1, 2019 Principal	(\$144,000)
Less: May 1, 2020 Principal	(\$150,000)
Less: May 1, 2020 Prepayment	(\$10,000)
Less: November 1, 2020 Prepayment	(\$10,000)
Less: May 1, 2021 Principal	(\$155,000)
Current Bonds Outstanding	\$3,438,000

## **Tab 10**

# Turnbull Creek Community Development District

## Check Run Summary

4/1/2022 - 4/30/2022

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<b><u>General Fund</u></b>			
Accounts Payable	4/7/22	1548-1558	\$ 82,447.40
	4/11/22	1559	\$ 15,285.61
	4/14/22	1560-1563	\$ 10,507.50
	4/21/22	1564	\$ 150.69
	4/28/22	1565-1566	\$ 907.94
<i>Subtotal</i>			\$ 109,299.14
<b><u>Capital Reserve Fund</u></b>			
Accounts Payable	4/21/22	111	\$ 31,327.00
<i>Subtotal</i>			\$ 31,327.00
<b><i>Total</i></b>			<b>\$ 140,626.14</b>

\*Fedex invoices available upon request.



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/07/22	00304	4/16/22 04162022	202204 330-57200-49400		*	2,000.00	
		4/16/22 EVENT					
				BOUNCERS,SLIDES,AND MORE INC.			2,000.00 001548
4/07/22	00016	4/01/22 288	202204 310-51300-34000		*	3,750.00	
		APR MANAGEMENT FEES					
		4/01/22 288	202204 310-51300-55000		*	100.00	
		APR WEBSITE ADMIN					
		4/01/22 288	202204 310-51300-35100		*	150.00	
		APR INFORMATION TECH					
		4/01/22 288	202204 310-51300-31300		*	166.67	
		APR DISSEM AGENT SERVICES					
		4/01/22 288	202204 310-51300-51000		*	3.66	
		OFFICE SUPPLIES					
		4/01/22 288	202204 310-51300-42000		*	28.98	
		POSTAGE					
		4/01/22 288	202204 310-51300-42500		*	52.50	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			4,251.81 001549
4/07/22	00372	3/31/22 4-185358	202112 310-51300-31100		*	1,487.50	
		Q2&Q3 DEC PROF ENG SRVS					
		3/31/22 4-185358	202111 310-51300-31100		*	2,870.00	
		Q2&Q3 NOV PROF ENG SRVS					
		3/31/22 4-185358	202201 310-51300-31100		*	3,987.50	
		Q2&Q3 FY21 JAN PROF ENG S					
				JOHNSON,MIRMIRAN,&THOMPSON, INC.			8,345.00 001550
4/07/22	00375	3/07/22 1525	202202 310-51300-31500		*	3,819.50	
		FEB GENERAL SERVICE					
		4/04/22 1855	202203 310-51300-31500		*	3,155.00	
		MAR GENERAL COUNSEL					
		4/04/22 1888	202203 310-51300-31500		*	1,815.06	
		MAR MONTHLY MEETING					
		4/05/22 1856	202203 310-51300-31500		*	9,651.05	
		MAR GENERAL SERVICES					
		3/07/22 1525	202202 310-51300-31500		V	3,819.50-	
		FEB GENERAL SERVICE					
		4/04/22 1855	202203 310-51300-31500		V	3,155.00-	
		MAR GENERAL COUNSEL					
		4/04/22 1888	202203 310-51300-31500		V	1,815.06-	
		MAR MONTHLY MEETING					
		4/05/22 1856	202203 310-51300-31500		V	9,651.05-	
		MAR GENERAL SERVICES					
				KE LAW GROUP PLLC			.00 001551
				TURN TURNBULL CREEK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/07/22	00354	1/01/22 11109124	202201 330-57200-63100	BASIC SRV AED ANNUAL BILL	*	200.00	
				LIFESAFE SERVICES LLC			200.00 001552
4/07/22	00374	4/01/22 0217C	202204 330-57200-49400	4/16/22 EASTER EVENT	*	250.00	
				LIZ VALERIO			250.00 001553
4/07/22	00366	4/01/22 997549	202204 330-57200-63300	APR PRESSURE WASH	*	1,600.00	
				JAMES M TETER DBA			1,600.00 001554
4/07/22	00041	4/01/22 13129560	202204 330-57200-46500	APR POOL CHEMICALS	*	1,521.53	
				POOLSURE			1,521.53 001555
4/07/22	99999	4/07/22 VOID	202204 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 001556
4/07/22	00163	3/01/22 74	202203 330-57200-34200	MAR JANITORIAL SERVICES	*	733.33	
		3/01/22 74	202203 330-57200-46400	MAR POOL MAINTENANCE	*	1,158.33	
		3/01/22 74	202203 330-57200-34800	MAR FAC MONITOR	*	2,131.75	
		3/01/22 74	202203 330-57200-34800	CREDIT MEMO 3/1/22	*	1,032.85-	
		3/01/22 74	202203 330-57200-34000	MAR FACILITY MGMT	*	5,373.42	
		3/01/22 74	202203 330-57200-34300	MAR FAC ATTNDS	*	1,427.00	
		3/01/22 74	202203 330-57200-34300	CREDIT MEMO 3/1/22	*	435.77-	
		3/01/22 74	202203 330-57200-34100	MAR FIELD OPERATIONS	*	4,515.33	
		3/01/22 74	202203 330-57200-34900	MAR COMMON AREA WASTE COL	*	1,612.00	
		3/01/22 74	202203 330-57200-34700	MAR PROGRAM DIRECTOR	*	226.83	
		3/01/22 74	202203 330-57200-34400	MAR FAC MAINTENANCE	*	4,316.33	
		4/01/22 75	202204 330-57200-34200	APR JANITORIAL SERVICES	*	733.33	
		4/01/22 75	202204 330-57200-46400	APR POOL MAINT SERVICES	*	1,158.33	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/01/22 75	202204 330-57200-34800		*	2,131.75	
		APR FAC MONITOR					
		4/01/22 75	202204 330-57200-34800		*	398.12-	
		APR CREDIT MEMO 4/1/22					
		4/01/22 75	202204 330-57200-34000		*	5,373.42	
		APR FAC MANAGEMENT					
		4/01/22 75	202204 330-57200-34300		*	1,427.00	
		APR FAC ATTENDANTS					
		4/01/22 75	202204 330-57200-34300		*	296.84-	
		CREDIT MEMO 4/1/22					
		4/01/22 75	202204 330-57200-34100		*	4,515.33	
		APR FIELD OPERATIONS					
		4/01/22 75	202204 330-57200-34400		*	4,316.33	
		APR FAC MAINTENANCE					
		4/01/22 75	202204 330-57200-34900		*	1,612.00	
		APR COMMON AREA WASTE COL					
		4/01/22 75	202204 330-57200-34700		*	226.83	
		APR PROGRAM DIRECTOR					
				RIVERSIDE MANAGEMENT SERVICES, INC			40,825.06 001557
4/07/22 00383		4/01/22 13521	202204 320-53800-46600		*	23,454.00	
		APR LANDSCAPE MAINTENANCE					
				TRIMAC OUTDOOR			23,454.00 001558
4/11/22 00375		3/07/22 1525A	202202 310-51300-31500		*	3,819.50	
		FEB GENERAL SERVICE					
		4/04/22 1888A	202203 310-51300-31500		*	1,815.06	
		MAR MONTHLY MEETING					
		4/05/22 1856A	202203 310-51300-31500		*	9,651.05	
		MAR GENERAL SERVICE					
				KE LAW GROUP PLLC			15,285.61 001559
4/14/22 00313		4/08/22 13	202204 310-51300-31300		*	100.00	
		SE2015A-1 AMORT PRE \$20K					
		4/08/22 13	202204 310-51300-31300		*	100.00	
		SE2015A-2 AMORT PRE \$25K					
		4/08/22 13	202204 310-51300-31300		*	100.00	
		SE2015B-2 AMORT PRE \$5K					
				DISCLOSURE SERVICES LLC			300.00 001560
4/14/22 00346		4/01/22 MURA5879	202204 330-57200-49000		*	45.00	
		APR WEBSITE					
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001561
4/14/22 00163		3/31/22 76	202203 330-57200-34600		*	2,134.34	
		MAR LIFEGUARD SERVICES					
				RIVERSIDE MANAGEMENT SERVICES, INC			2,134.34 001562
				TURN TURNBULL CREEK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/14/22	00303	4/13/22 04132022	202204 300-20700-10500		*	622.38	
		3/7/22 STJC TAX DIST 8					
		4/13/22 04132022	202204 300-20700-10500		*	7,405.78	
		4/7/22 STJC TAX DIST 9					
TURNBULL CREEK CDD-HANCOCK 2016							8,028.16 001563
4/21/22	00163	4/12/22 78	202204 330-57200-63100		*	150.69	
		MAR FAC REPAIRS & MAINT					
RIVERSIDE MANAGEMENT SERVICES, INC							150.69 001564
4/28/22	00383	4/20/22 13602	202204 320-53800-46700		*	500.00	
		RPLCD SOD-PACETTI ENTRANC					
TRIMAC OUTDOOR							500.00 001565
4/28/22	00039	3/15/22 17389752	202203 330-57200-46600		*	121.28	
		MAR PEST CONTROL					
		3/15/22 17390367	202203 330-57200-46600		*	82.69	
		MAR PEST CONTROL					
		4/12/22 17491789	202204 330-57200-46600		*	121.28	
		APR PEST CONTROL					
		4/12/22 17492378	202204 330-57200-46600		*	82.69	
		APR PEST CONTROL					
TURNER PEST CONTROL							407.94 001566
TOTAL FOR BANK C						109,299.14	
TOTAL FOR REGISTER						109,299.14	

TURN TURNBULL CREEK BPEREGRINO

## **Tab 11**

**RESOLUTION 2022-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Turnbull Creek Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:**

1. **DESIGNATION OF REGISTERED AGENT.** William J. Rizzetta is hereby designated as Registered Agent for Turnbull Creek Community Development District.
2. **REGISTERED OFFICE.** The District's Registered Office shall be located at 3434 Colwell Avenue, Suite 200, Tampa, FL. 33614.
3. **FILING.** In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby directed to file certified copies of this resolution with Manatee County and the Florida Department of Economic Opportunity.
4. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED THIS 14TH DAY OF JUNE, 2022.**

**ATTEST:**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors



## **Tab 12**

## RESOLUTION 2022-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER, ASSESSMENT CONSULTANT AND DISSEMINATION AGENT; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Turnbull Creek Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) must employ and fix compensation of a “**District Manager**,” and

**WHEREAS**, the Board desires to appoint an “**Assessment Consultant**” for services associated with any future issuance of special assessment bonds; and

**WHEREAS**, the Board desires to redesignate its “**Dissemination Agent**” for continuing disclosure services associated with all current special assessment bonds; and

**WHEREAS**, the Board has determined that the appointment of a District Manager, Assessment Consultant and Dissemination Agent is necessary, appropriate and in the District’s best interests; and

**WHEREAS**, the Board desires to appoint a District Manager, Assessment Consultant and Dissemination Agent, and to provide compensation for their services.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:**

1. **APPROVAL OF MANAGEMENT AGREEMENT.** Rizzetta & Company, Incorporated is appointed as District Manager, Assessment Consultant and Dissemination Agent, and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as **Exhibit A**.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately for purposes of opening accounts and consistent with the agreement set forth in **Exhibit A**.

**PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2022.**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Chairman, Board of Supervisors

**Exhibit A:** District Manager Agreement

## **TAB 13**

**RESOLUTION 2022-07**

**A RESOLUTION OF THE TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING  
A SECRETARY, ASSISTANT SECRETARIES, A  
TREASURER AND AN ASSISTANT TREASURER OF THE  
TURNBULL CREEK COMMUNITY DEVELOPMENT  
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the Turnbull Creek Community Development District desires to elect the below recited persons to the offices specified; and

**WHEREAS**, the Board has authorized the signatures necessary for the opening of new accounts for District funds during its public meeting on May 17, 2022 and shall ratify this Resolution at the next meeting following the date of signature of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown:

Assistant Secretary Carol Brown

Assistant Secretary Melissa Dobbins

Secretary Bob Schleifer

Treasurer Scott Brizendine

Assistant Treasurer Shawn Wildermuth

Executed this \_\_\_\_ day of May, 2022.

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Chairman, Board of Supervisors

## **TAB 14**

## **RESOLUTION 2022-08**

### **A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Turnbull Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Records Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at: Rizzetta & Company, Incorporated, 2806 N. Fifth St., Unit 403, St. Augustine, Florida 32084

**SECTION 2.** The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of Rizzetta & Company, Incorporated, 2806 N. Fifth St., Unit 403, St. Augustine, Florida 32084, within St. Johns County, Florida.

**SECTION 3.** This Resolution shall take effect on June 14, 2022.

**PASSED AND ADOPTED THIS 14TH DAY OF JUNE, 2022.**

**ATTEST:**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman / Vice Chairman, Board of Supervisors



## **TAB 15**

## **RESOLUTION 2022-09**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Turnbull Creek Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to select a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

**WHEREAS**, the District has heretofore delegated to a Treasurer the responsibility for handling public deposits; and

**WHEREAS**, the District, prior to making any public deposit, is required to furnish to the State Treasurer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

**WHEREAS**, the Board, having appointed a new Treasurer and other officers, is now in a position to select a public depository and to comply with the requirements for public depositories; and

**WHEREAS**, the Board wishes to designate a public depository for District funds; and

**WHEREAS**, the Board has authorized the signatures necessary for the opening of new accounts for District funds during its public meeting on May 17, 2022 and shall ratify this Resolution at the next meeting following the date of signature of this Resolution.

### **NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:**

1. **DESIGNATION OF PUBLIC DEPOSITORY.** Hancock Whitney is hereby designated as the public depository for funds of the District.

2. **COMPLIANCE WITH SECTION 280.17, FLORIDA STATUTES.** In accordance with Section 280.17(2), Florida Statutes, the District Manager is directed to take steps to:

- (a) Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.

- (b) Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgment of receipt on the form from the qualified public depository at the time of opening the account.
- (c) Maintain the current public deposit identification and acknowledgment form as a valuable record.

3. **FILING REQUIREMENTS.** The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish to the Chief Financial Officer annually, not later than November 30<sup>th</sup>, the information required in accordance with Section 280.17(6), Florida Statutes, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, Florida Statutes, have been met.

4. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**EXECUTED THIS \_\_\_\_ DAY OF MAY, 2022.**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairman, Board of Supervisors

## **Tab 16**

## **RESOLUTION 2022-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Turnbull Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (the "Board") typically meets monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

**WHEREAS**, the Board may establish bi-monthly, quarterly or other meeting dates not on a monthly basis, or may cancel regularly scheduled monthly meetings from time to time; and

**WHEREAS**, to conduct the business of the District in an efficient manner, recurring, non- recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

**WHEREAS**, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

**WHEREAS**, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1. Continuing Expenses.** The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board.

2. The invoice must be pursuant to a contract or agreement authorized by the Board.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
4. The invoice amount will not cause payments to exceed the adopted budget of the District.

**Section 2. Non-Continuing Expenses.** The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$5,000 - with approval of the District Manager;
2. Non-Continuing Expenses Exceeding \$5,000 - with approval of the District Manager and Chair of the Board of Supervisors.

**Section 3. Board Ratification.** Any payment made pursuant to this Resolution shall be submitted to the Board of Supervisors at the next scheduled meeting for approval and ratification.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 14TH DAY OF JUNE, 2022.**

**ATTEST:**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

## **Tab 17**



**RESOLUTION 2022-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
TURNBULL CREEK COMMUNITY DEVELOPMENT  
DISTRICT DESIGNATING THE AUTHORIZED  
SIGNATORIES FOR THE DISTRICT'S OPERATING BANK  
ACCOUNT(S) AND PROVIDING FOR AN EFFECTIVE  
DATE.**

**WHEREAS**, the Turnbull Creek Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

**WHEREAS**, the Board has authorized the signatures necessary for the opening of new accounts for District funds during its public meeting on May 17, 2022 and shall ratify this Resolution at the next meeting following the date of signature of this Resolution; and

**WHEREAS**, the Board desires now to authorize signatories for the operating bank account(s).

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT:**

- 1. AUTHORIZED SIGNATORIES.** The Chair, Vice Chair, Secretary, Assistant Secretaries, Treasurer and Assistant Treasurer are hereby designated as authorized signatories for the operating bank accounts of the District.
- 2. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF MAY, 2022.**

**ATTEST:**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

